

## Licensing Sub-Committee

Wednesday 12 September 2018  
10.00 am

Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

### Membership

Councillor Renata Hamvas (Chair)  
Councillor Adele Morris  
Councillor Charlie Smith

### Reserves

Councillor Sunil Chopra

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### INFORMATION FOR MEMBERS OF THE PUBLIC

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#### Contact

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

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Members of the committee are summoned to attend this meeting

**Eleanor Kelly**

Chief Executive

Date: 4 September 2018



## Licensing Sub-Committee

Wednesday 12 September 2018  
10.00 am

Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

### Order of Business

Item No.	Title	Page No.
<b>PART A - OPEN BUSINESS</b>		
1.	<b>APOLOGIES</b>	
	To receive any apologies for absence.	
2.	<b>CONFIRMATION OF VOTING MEMBERS</b>	
	A representative of each political group will confirm the voting members of the committee.	
3.	<b>NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT</b>	
	In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.	
4.	<b>DISCLOSURE OF INTERESTS AND DISPENSATIONS</b>	
	Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	<b>LICENSING ACT 2003: FORZA WIN, FIFTH FLOOR, 133 RYE LANE, LONDON SE15 4ST</b>	1 - 39
6.	<b>LICENSING ACT 2003: CHAPEAU TOWER BRIDGE, 37 SHAD THAMES, LONDON SE1 2NJ</b>	40 - 132
<b>ANY OTHER OPEN BUSINESS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT</b>		

**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 September 2018

<b>Item No.</b> 5.	<b>Classification:</b> Open	<b>Date:</b> 12 September 2018	<b>Meeting Name:</b> Licensing Sub-Committee
<b>Report Title</b>		Licensing Act 2003: Forza Win, Fifth Floor, 133 Rye Lane, London SE15 4ST	
<b>Ward(s) of group(s) affected</b>		Rye Lane	
<b>From</b>		Strategic Director of Environment and Social Regeneration	

## RECOMMENDATION

1. That the licensing sub-committee considers whether an application made by Forza Win Limited for a premises licence be granted under the Licensing Act 2003 in respect of the premises known as Forza Win, Fifth Floor, 133 Rye Lane, London SE15 4ST.
2. Notes:
  - a) This application forms a new application for a premises licence, submitted under Section 17 of the Licensing Act 2003. The application is subject to representations from responsible authorities 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 17 of this report deal with the representations submitted in respect of the application. Copies of the representations are attached to this report as Appendices B and C. A map showing the location of the premises is attached to this report as Appendix D.
  - d) A copy of the council's approved procedure for hearings of the sub-committee in relation to an application made under the Licensing Act 2003, along with a copy of the hearing regulations, has been circulated to all parties to the meeting.

## BACKGROUND INFORMATION

### The Licensing Act 2003

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

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

## **KEY ISSUES FOR CONSIDERATION**

### **The premises licence application**

8. On 14 May 2018 Forza Win Limited applied to this council for the grant of a premises licence in respect of Forza Win, 5<sup>th</sup> Floor, 133 Rye Lane, London SE15 4ST.
9. The application and is summarised as follows:
- **The provision of late night refreshment**
    - Sunday to Wednesday from 23:00 to 00:00 (midnight)
    - Thursday to Saturday from 23:00 to 02:00 the following day.
  - **The sale of alcohol to be consumed on and off the premises**
    - Sunday to Wednesday from 10:00 to 00:00
    - Thursday to Saturday from 10:00 to 02:00 the following day.
  - **Proposed opening hours of the premises**
    - Sunday to Wednesday from 10:00 to 00:30 the following day
    - Thursday to Saturday from 10:00 to 02:30 the following day.
  - **Non standard timings**
    - On New Year's Eve 23:00 - 02:30 on New Year's Day
    - On the morning that Greenwich Mean Time changes to British Summer Time one hour will be added to the terminal hour of any activities and to the closing time for the premises where the existing terminal hour for the activities and/or closing hour for the premises ends after 01.00.

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

### **Designated premises supervisor**

11. The proposed designated premises supervisor (DPS) is Sebastian Redford.

### **Representations from responsible authorities**

12. Representations have been submitted by this council's director of public health and this council's licensing responsible authority. The Metropolitan Police Service has also submitted a representation.
13. The director of public health's representation has been submitted in respect of all of the licensing objectives. The representation notes that the premises are situated in the Peckham cumulative impact policy (CIP) area and contends that the application has not adequately rebutted the presumption that the premises will add to the cumulative impact of alcohol related harm in the local area. The representation notes that there are a high number of licensed premises in the locale, that the local population is relatively young, that out of all the Southwark ward areas Rye Lane ward has had the second highest number of warden reports made in respect of it and a high number of alcohol related ambulance call outs have been made in regards to Rye Lane ward. The representation notes that the closing times applied for are later than those recommended in this council's statement of licensing policy for public houses, wine bars or other drinking establishments where the premises are located. The representation recommends that the finish times for alcohol sales be reduced to 22:30 on Sunday to Thursday and to 23:30 on Friday and Saturday.
14. The licensing responsible authority's representation has been submitted in respect of the prevention of crime and disorder, the prevention of public nuisance and the protection of children from harm licensing objectives. The representation notes that the premises are situated in both Peckham major town centre area (as defined in the council's statement of licensing policy) and the Peckham CIP area. The representation contends that the application has not addressed the presumption to refuse the application. The representation notes that the premises are described as a restaurant / bar and that the council's statement of licensing policy recommends different closing times for public houses, wine bars or other drinking establishments then for restaurants. The representation also notes that the CIP applies to public houses, wine bars or other drinking establishments, but not to restaurants. The representation suggests that the application is amended so that the closing times of the premises are congruent with those suggested in the council's statement of licensing policy for restaurants and that various conditions are included in the application.
15. The Metropolitan Police Service's representation notes that the premises are described as a restaurant, but that the application does not specify that alcohol will only be supplied as ancillary to food. The Metropolitan Police Service therefore

contend that the premises could be considered a bar. The representation states that the closing times suggested in the council's statement of licensing policy for bars are earlier than those applied for. The representation is concerned that no consideration has been given to the provision of SIA door supervisors in the application, to the total number of customers permitted on the premises at any one time or to the management of customers who leave the premises temporarily to smoke. The representation suggests that the application is amended so that the closing times of the premises are congruent with those suggested in this council's statement of licensing policy for restaurants and that various conditions are included in the application.

16. The representations submitted by responsible authorities are attached as Appendix B.

### **Representations from other persons**

17. Six representations in support of the application have been submitted by 'other persons'. The representations submitted by other persons are attached as Appendix C.

### **Conciliation**

18. The applicant has received copies of the representations submitted by responsible authorities and has been advised to contact the responsible authorities directly, if the applicant so wishes, to conciliate the responsible authorities. At the time of the writing of this report all of the responsible authorities' representations remain outstanding and must be considered by the licensing sub-committee. At the hearing to determine the application the licensing sub-committee will be updated as to any conciliation of the responsible authorities.

### **Premises history**

19. No licensing authorisation has been issued in respect of the premises under the Licensing Act 2003 or any previous legislation.
20. No temporary event notices have been submitted in regards to the premises.
21. On 14 May 2018 Forza Win Limited applied to this council for the grant of a premises licence in respect of Forza Win, 5<sup>th</sup> Floor, 133 Rye Lane, London, SE15 4ST.
22. A licensing sub-committee hearing to determine the application was scheduled for 19 July 2018. The applicant requested that the hearing be postponed to the illness of a family member. The hearing was postponed until 13 August 2018. The hearing of 13 August 2018 was postponed at the applicant's request. The hearing was postponed until 12 September 2018 and was postponed that in accordance with section 11 of The Licensing Act 2003 (Hearings) Regulations 2005 as it was deemed in the public interest to do so.

### **Map**

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

**PECKHAMPLEX, 95A Rye Lane, SE15 4ST** licensed for:

- Films
  - Sunday to Thursday from 09:00 to 00:00 (midnight)
  - Friday and Saturday from 09:00 to 02:00 the following day.
- Sale of alcohol to be consumed on the premises:
  - Monday to Thursday from 14:00 to 22:00
  - Friday to Sunday from 12:00 to 23:00.

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

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

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

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

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

- The provision of films:
  - Monday to Friday from 18:00 to 00:00
  - Saturday and Sunday from 12:00 to 00:00.
- The sale of alcohol and the provision of live music and recorded music:
  - Monday to Friday from 17:30 and 00:00
  - Saturday and Sunday from 14:30 to 00:00.
- The provision of plays:
  - Monday to Friday from 19:30 to 22:30
  - Saturday and Sunday from 14:30 to 22:30.



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

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

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

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

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

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

**Tonkotsu, 133 Rye Lane, Peckham, SE15 4ST** licensed for:

- The sale of alcohol to be consumed on the premises:
  - Sunday to Thursday from 11:00 to 23:30
  - Friday and Saturday from 11:00 to 00:30.
- The provision of late night refreshment:
  - Sunday to Thursday from 23:00 to 00:30
  - Friday and Saturday from 23:00 to 01:00.

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

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

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

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

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

- The sale of alcohol to be consumed on the premises:

- Monday to Saturday from 11:00 to 00:00
- Sunday from 12:00 to 23:30.
- The provision of late night refreshment:
  - Monday to Saturday from 11:00 to 00:00
  - Sunday from 12:00 to 23:30.

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

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

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

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

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

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

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

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

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

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

- Thursday to Sunday from 10:00 to 22:00

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

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

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

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

### **Southwark council saturation policy for Peckham**

24. Council assembly approved the introduction of a special policy for Peckham on the cumulative impact of a concentration of licensed premises (saturation policy) on 12 October 2011. This was renewed in November 2015 when full council assembly approved the 2016 - 2020 statement of licensing policy.
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 that is to create a presumption that applications for new premises licences or variations that are likely to add to the existing cumulative impact will normally be refused, following relevant representations, unless the applicant can demonstrate in their operating schedule that there will be no negative cumulative impact on one or more of the licensing objectives.
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.
29. The purpose of Southwark’s statement of licensing policy is to make clear to applicants what considerations will be taken into account when determining applications and should act as a guide to the sub-committee when considering the applications. However, the sub-committee must always consider each application on its own merits and allow exceptions to the normal policy where these are justified by the circumstances of the application.
30. The premises are located in Peckham major town centre area. Below are closing times suggested in the statement of licensing policy for various types of premises in Peckham major town centre area.
- Restaurants, cafes and takeaway establishments:
    - Sunday to Thursday: 00:00
    - Friday and Saturday: 01:00
  - Public houses, wine bars or other drinking establishments:
    - Sunday to Thursday: 23:00
    - Friday and Saturday: 00:00

### **Resource implications**

31. 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 B.

### **Consultation**

32. 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**

33. 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**

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

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

36. 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.
37. 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.
38. 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**

39. 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.

40. The four licensing objectives are:
- The prevention of crime and disorder
  - Public safety
  - The prevention of nuisance
  - The protection of children from harm.
41. 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.
42. 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.
43. 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**

44. 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**

45. 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.
46. 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**

47. 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.
48. 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.
49. 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.
50. 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.
51. 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.
52. 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.

53. 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.
54. 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

55. 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

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

### BACKGROUND DOCUMENTS

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

### APPENDICES

Name	Title
Appendix A	Copy of the application
Appendix B	Copies of representations submitted by responsible authorities
Appendix C	Copies of representations submitted by other persons
Appendix D	Map of the local area



## AUDIT TRAIL

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

14/05/2018

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

Ref No. 1022694

## Name of Applicant

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

	Forza Win Ltd
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## Premises Details

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

£	0
	Band D and E only applies to premises which uses exclusively or primarily for the supply of alcohol for consumption on the premises
	No

## Premises trading name

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

Address Line 1	Forza Win, 5th Floor
Address Line 2	133 Rye Lane
Town	London
County	
Post code	SE15 4ST
Ordnance survey map reference	
Description of the location	
Telephone number	

## Applicant Details

Please select whether you are applying for a premises licence as

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

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

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

Other Applicants

Personal Details - First Entry

Name	Forza Win Ltd
------	---------------

Address - First Entry

Street number or building name	
Street Description	
Town	
County	
Post code	
Registered number ( where applicable )	
Description of applicant ( for example, partnership, company, unincorporated association etc )	limited company

Contact Details - First Entry

Email address	

Operating Schedule

When do you want the premises licence to start?

--	--

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

--	--

General description of premises ( see guidance note 1 )

	restaurant/bar
--	----------------

If 5,000 or more people are expected to attend the premises at any one time please use the drop down below to select the number.

	Less than 5000
--	----------------

Operating Schedule part 2

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

	(Please see sections 1 and 14 of the Licensing Act 2003 and schedule 1 and 2 of the Licensing Act 2003)
--	---

Provision of regulated entertainment (Please read guidance note 2)


Provision of late night refreshment

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

Supply of alcohol

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

I - Late Night Refreshment

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

	Both
--	------

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

	the provision of hot food and drink to patrons
--	--

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

Day	Start	Finish
Mon	23:00	00:00
Tues	23:00	00:00
Wed	23:00	00:00
Thur	23:00	02:00
Fri	23:00	02:00
Sat	23:00	02:00
Sun	23:00	00:00

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

--	--

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

	<p>On New Year's Eve 23:00 - 02:00 on New Year's Day</p> <p>On the morning that Greenwich Mean Time changes to British Summer Time one hour will be added to the terminal hour of any activities and to the closing time for the premises where the existing terminal hour for the activities and/or closing hour for the premises ends after 01.00.</p>
--	--

J - Supply of Alcohol

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

	Both
--	------

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

Day	Start	Finish
Mon	10:00	00:00
Tues	10:00	00:00
Wed	10:00	00:00
Thur	10:00	02:00
Fri	10:00	02:00
Sat	10:00	02:00
Sun	10:00	00:00

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 )

	<p>On New Year's Eve 23:00 - 02:00 on New Year's Day</p> <p>On the morning that Greenwich Mean Time changes to British Summer Time one hour will be added to the terminal hour of any activities and to the closing time for the premises where the existing terminal hour for the activities and/or closing hour for the premises ends after 01.00.</p>
--	--

Please download and then upload the consent form completed by the designated proposed premises supervisor

--	--

Premises Supervisor

Full name of proposed designated premises supervisor

First names	Sebastian
Surname	Redford

DOB

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

Address of proposed designated premises supervisor

Street number or Building name	
Street Description	
Town	
County	
Post code	

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

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

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	10:00	00:30
Tues	10:00	00:30
Wed	10:00	00:30
Thur	10:00	02:30
Fri	10:00	02:30
Sat	10:00	02:30
Sun	10:00	00:30

State any seasonal variations ( Please read guidance note 5 )

--	--

Non standard timings. Where you intend to use the premises to be open to the public at different times from those listed. Please list, ( Please read guidance note 6 )

	<p>On New Year's Eve 23:00 - 02:30 on New Year's Day</p> <p>On the morning that Greenwich Mean Time changes to British Summer Time one hour will be added to the terminal hour of any activities and to the closing time for the premises where the existing terminal hour for the activities and/or closing hour for the premises ends after 01.00.</p>
--	--

M - Steps to promote four licencing objectives

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

	see attached operating schedule
--	---------------------------------

b) the prevention of crime and disorder

	see attached operating schedule
--	---------------------------------

c) public safety

	see attached operating schedule
--	---------------------------------

d) the prevention of public nuisance

	see attached operating schedule
--	---------------------------------

e) the protection of children from harm

	see attached operating schedule
--	---------------------------------

Please upload a plan of the premises

	<a href="#">Forza-Licensing-Plan.pdf</a>
--	--

Please upload any additional information i.e. risk assessments

	<a href="#">CONDITIONS-PROPOSED.pdf</a>
--	---

Checklist

	<p>I have enclosed the plan of the premises.          I understand that if I do not comply with the above requirements my application&lt;br&gt; will be rejected.          I understand that I must now advertise my application (In the local paper within 14 days of applying</p>
--	---

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

	Yes
PaymentDescription	<input checked="" type="checkbox"/>
AuthCode	<input type="checkbox"/>
LicenceReference	<input type="checkbox"/>
PaymentContactEmail	<input type="checkbox"/>

Please provide name of applicant (the current premises licence holder) or applicant's solicitor or other duly



authorised agent (please read guidance note 12). If completing on behalf of the applicant, please state in what capacity.

Full name	[REDACTED]
Date (DD/MM/YYYY)	04/05/2018
Capacity	Applicant's solicitors

Where the premises licence is jointly held, enter the 2nd applicant (the current premises licence holder) or 2nd applicant's solicitor or other authorised agent (guidance note 13). If completing on behalf of the applicant state in what capacity

Full name	
Date (DD/MM/YYYY)	
Capacity	

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

Contact name and address for correspondence	[REDACTED]
Telephone No.	[REDACTED]
If you prefer us to correspond with you by e-mail, your email address (optional)	[REDACTED]

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.

**Forza Win****5<sup>th</sup> Floor, 133 Rye Lane SE15 4ST****Application for a new Premises Licence****Proposed Conditions**

- 1 Substantial food and non-intoxicating beverages, including drinking water, shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises.
- 2 No noise shall emanate from the premises, nor vibration be transmitted through the structure of the premises, which gives rise to a nuisance.
- 3 Rubbish (including bottles) shall not be moved, removed or placed in outside areas of the premises between 23:00 hours and 08:00hours.
- 4 Clearly legible signage shall be displayed at all patron exits in such a manner so that it can easily be seen and read by customers requesting to the effect that patrons leave the premises in a quiet and orderly manner that is respectful to the neighbours.
- 5 The pavement in the immediate vicinity of the premises shall keep free from waste / refuse emanating from the premises while the premises are open.
- 6 All waste for collection shall properly be presented and placed no earlier than 30 minutes before the scheduled waste collection times.
- 7 All windows and external doors shall be kept closed after 23:00 hours, except for the immediate access and egress of persons.
- 8 A direct telephone number for the manager at the premises shall be publicly available at all times the premises is open.
- 9 An incident book / incident recording system shall be kept at the premises to record details of any of the following occurrences at the premises:
  - All crimes reported at the premises
  - Complaints received concerning crime and disorder

- Seizures of drugs or offensive weapons
- Instances of anti-social or disorderly behaviour / violence
- Calls to the police or fire brigade
- Abuse of staff and / or customers
- Ejections of people from the premises
- Visits to the premises by the local authority, police, fire brigade or any responsible authority
- Any malfunction in respect of the CCTV system
- Any other relevant incidents

The incident book / incident recording system shall be updated contemporaneously and shall record the time, date, location in the premises and description of each incident, the printed and signed name of the person reporting the incident and any action taken in respect of the incident. The incident book / incident recording system shall be available / be accessible at the premises at all times that the premises are in use and shall be made available to officers of the council, police, fire brigade or any responsible authority on request.

- 10 An adequate and appropriate supply of first aid equipment and materials shall be available on the premises at all times. That adequate and appropriate first aid materials / equipment shall be kept at the premises in a first aid box / boxes. The first aid box(s) shall be kept in an easily accessible location(s) and kept free from obstructions at all times. All staff shall be aware of where the first aid box is kept.
- 11 The premises will be operated in accordance with Health and Safety and related legislation in order to ensure the safety of customers and staff.
- 12 A CCTV system be installed at the premises, be maintained in full working order and be continually recording at all times the premises are in use. The CCTV system must be capable of capturing a clear facial image of every person who enters the premises.
- 13 All CCTV footage shall be kept for a period of 31 days and shall be made immediately available to officers of the police and the council on request. There will be at least one person on duty at all times who is trained in the operation of the CCTV system, capable of retrieving and showing footage at the immediate request of police or council officers and able to download footage to a removable storage device and / or storage media at the immediate request of police or council officers.

- 14 All staff shall be trained in their responsibilities under the Licensing Act 2003 and trained in respect of the terms and conditions of this licence. Records pertaining to such training shall be kept and updated every 6 months. The training records shall be made immediately available to officers of the police and the council on request.
- 15 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 or any age identification card validated by the Secretary of State.
- 16 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.
- 17 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.
- 18 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 made immediately available for inspection at the premises to council or police officers on request.

**From:** Sharpe, Carolyn **On Behalf Of** Public Health Licensing  
**Sent:** Thursday, May 31, 2018 12:43 PM  
**To:** Regen, Licensing  
**Cc:** Public Health Licensing  
**Subject:** RE: Consultation 133 Rye Lane

**Re: Forza Win Ltd, Fifth Floor, 133 Rye Lane, London, SE15 4ST**

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 following hours:

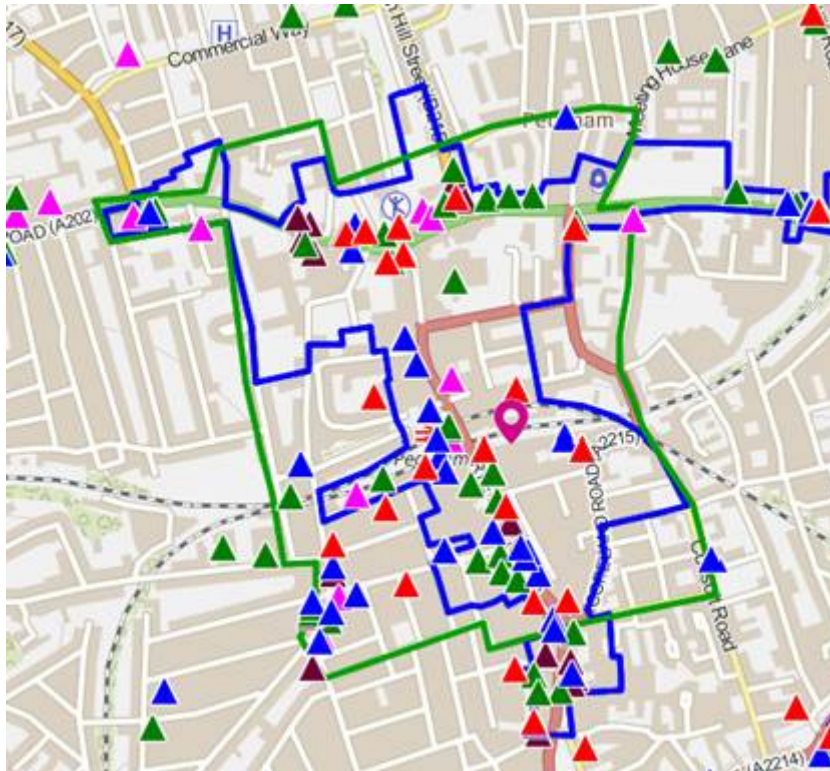
Monday to Wednesday:	10:00 - 00:00
Thursday to Saturday:	10:00 - 02:30
Sunday:	10:00 - 00:00

With the following opening hours:

Monday to Wednesday:	10:00 - 00:30
Thursday to Saturday:	10:00 - 02:30
Sunday:	10:00 - 00:30

This premises is located within the Peckham Cumulative Impact Policy (CIP) 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. Peckham CIP has been identified as a 'hotspot' location for rowdy behaviour and street drinking, alcohol-related ambulance callouts and non-domestic violence.

There is a high volume of licensed premises within this area whereby the licensed premises to number of residents in this LSOA is statistically higher than Southwark average. As can be seen from the image below the area is very densely populated with licensed premises, many of which are drinking establishments. The local population surrounding is relatively young, with 21% being aged 0-15. The applicant is requesting the consumption of alcohol both inside and outside the premises, which may have a negative effect on children within the local surroundings particularly when opening time are late during school days.



- ▲ Licensed premises - Drinking Establishments
- ▲ Licensed premises - Eateries
- ▲ Licensed premises - Off-Sales
- ▲ Licensed premises - Other
- ▲ Licensed premises - Takeaways

Furthermore, The Lane has the second highest number of warden reports made in Southwark and the number of alcohol-related ambulance call-outs are made in this area are significantly higher than the rest of Southwark. It is evident that crime and disorder, public nuisance and public safety are causes for concern within this ward.

Southwark's Statement of Licensing Policy recommends that drinking establishments within this area close at 23:00 Sunday to Thursday and 00:00 Friday and Saturday. I therefore recommend hours for the sale of alcohol to be 10:00 to 22:30 Sunday to Thursday and 10:00 to 23:30 Friday and Saturday with hours of opening being half an hour later than the sale of alcohol to allow sufficient drink up time.

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](mailto: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:** Tear, Jayne  
**Sent:** Monday, June 11, 2018 3:33 PM  
**To:** Regen, Licensing  
**Cc:** McArthur, Wesley;  
**Subject:** REPRESENTATION RE FORZA WIN  
**Importance:** High

Dear Licensing

Please find attached my representation regarding the above application,

With kind regards

Jayne

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

Southwark Council | Licensing Unit

160 Tooley Street | London | SE1 2QH

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



Womens Safety Charter

<https://www.southwark.gov.uk/community-safety/let-s-talk-about-women-s-safety>



## MEMO: Licensing Unit

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To	Licensing Unit	Date	11 June 2018	
Copies				
From	Jayne Tear	Telephone	020 7525 0396	Fax
Email	jayne.tear@southwark.gov.uk			

---

Subject Re: Forza Win, 5<sup>th</sup> Floor, 133 Rye Lane, London , SE15 4ST  
 - Application for a premises licence

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

- Late night refreshment (indoors and outdoors) on Sunday to Wednesday from 23:00 to 00:00 and on Thursday to Saturday from 23:00 to 02:00 the following day
- Supply of alcohol (on and off the premises) on Sunday to Wednesday from 10:00 to 00:00 and on Thursday to Saturday from 10:00 to 02:00 the following day
- Overall opening times shall be on Sunday to Wednesday from 10:00 to 00:30 and on Thursday to Saturday from 10:00 to 02:30 the following day

**Non standard timing requested:**

- Late night refreshment - on New Years Eve 23:00 to 02:00 on New Years Day
- Supply of alcohol - on New Years Eve 23:00 to 02:00 on New Years Day
- Closing times - on New Years Eve 23:00 to 02:30 on New Years Day
- On the morning that Greenwich Mean Time changes to British Summer Time one hour will be added to the terminal hour of any activities and to the closing time for the premises where the existing terminal hour for the activities and/or closing hour for the premises ends after 01:00

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

The premises is situated in Peckham Major Town Centre Area and under the Southwark Statement of Licensing policy 2016 - 2020 the appropriate closing times are as follows:

- Restaurants and cafes on Sunday to Thursday is 00:00 hours and for Friday and Saturday is 01:00 hours
- Public Houses Wine bars or other drinking establishments on Sunday to Thursday is 23:00 hours and for Friday and Saturday 00:00 hours.

Furthermore the premises is situated within the CIP area for Peckham. 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.

The classes of premises to which the CIP policy applies in the Peckham area are defined as follows:

- Night clubs; pubs and bars; off-licences, grocers, supermarkets, convenience stores and similar premises.

The application describes the premises as a '*restaurant/bar*'. Although the CIP policy would not apply to a restaurant it would however apply a bar. To avoid any ambiguity with regards to whether the premises should be addressing the negative cumulative impact if it were to operate as a bar I would request the following condition, which would be consistent with a restaurant, is added to the operating schedule:

- Intoxicating liquor shall not be sold or supplied on the premises otherwise than to persons taking a substantial table meal and by consumption of such persons as an ancillary to their meal.

I would further request that the applicant to consider bringing the closing times/licensable activities in line with that which is deemed appropriate for a restaurant within this area in the licensing policy as follows:

- Closing times to cease on Sunday to Thursday at 00:00 hours and on Friday and Saturday at 01:00 hours
- Late night refreshment to cease on Sunday to Thursday at 23:30 hours and on Friday and Saturday at 00:30 hours
- Supply of alcohol '*on the premises*' to cease on Sunday to Thursday at 23:30 hours and on Friday and Saturday at 00:30 hours
- Supply of alcohol '*off the premises*' cease on Sunday to Thursday at 00:00 hours and on Friday and Saturday at 01:00 hours

Due to the lack of information provided with the operating schedule and to further to promote the prevention of crime and disorder and the prevention of public nuisance I ask the applicant to provide the following further information

- That an accomodation limit of the premises is provided (to be conditioned)
- To provide a written dispersal policy for the premises (to be conditioned)

And to add further conditions as follows:

- Any '*off sales*' of alcohol shall be provided in sealed containers and taken away from the premises
- That clear legible signage shall be prominently displayed where it can be easily seen and read, requesting that alcohol sold as off sales should not be opened and consumed in the vicinity of the premises

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

Southwark's Statement of Licensing Policy 2016 – 2020 can be found on the following link:

<http://lbs-mapweb-01:9080/connect/Includes/APPIMA/SSOLP1620.pdf>

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

**From:** [Graham.S.White@met.pnn.police.uk](mailto:Graham.S.White@met.pnn.police.uk) [<mailto:Graham.S.White@met.pnn.police.uk>]  
**Sent:** Monday, June 11, 2018 10:31 AM  
**To:** Regen, Licensing  
**Cc:** Tear, Jayne  
**Subject:** Forza Win, 133 Rye Lane

Please find attached the police objection to the above application

Regards

Graham

**PC Graham White 288MD**

*Licensing Officer*  
*Southwark Police Licensing Unit*  
*323 Borough High Street*  
*London*  
*SE1 1JL*  
*Tel: 0207 232 6756 (726756)*  
[SouthwarkLicensing@met.police.uk](mailto:SouthwarkLicensing@met.police.uk)  
[Graham.S.White@met.police.uk](mailto:Graham.S.White@met.police.uk)  
[www.met.police.uk](http://www.met.police.uk)



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

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

Tel: 020 7232 6756

Email: [SouthwarkLicensing@met.police.uk](mailto:SouthwarkLicensing@met.police.uk)

**Our reference:** MD/3150/18

**Date:** 11<sup>th</sup> June 2018

Dear Sir/Madam

**Re:- Forza Win Ltd, 5<sup>th</sup> Floor, 133 Rye lane, London SE15 4ST**

Police are in possession of an application from the above for a new premises licence. The application describes the operation as a restaurant bar, it is situated within the Peckham Cumulative impact Zone (CIZ). The hours applied for are outside that recommended in the Southwark statement of licensing policy.

The operating schedule shows the following hours.

Opening Hours	
Sun - Thu	10.00hrs – 00.30hrs
Fri - Sat	10.00hrs – 02.30hrs

*Working for a safer Southwark*

Sale of alcohol on/off	
Sun – Thu	10.00hrs – 00.00hrs
Fri - Sat	10.00hrs – 02.00hrs
Late Night Refreshment	
Sun - Thu	23.00hrs – 00.00hrs
Fri - Sat	23.00hrs – 02.00hrs

The venue are described as a restaurant but only states that food will be available in all parts of the building where alcohol is available but does not state alcohol only available ancillary to food. This would allow people to drink without eating and would be considered a bar under Southwark Statement of Licensing policy. The latest hours recommended for this type of premises in the policy is 00.00hrs Fridays and Saturdays 23.00hrs the rest of the week.

The application also does not specify SIA, which I would consider a necessity for a premises opening until 2.30 in the morning. The premises are part of the Copeland road, Bussey building and CLF group of buildings and as such will have a considerable impact on the flow of people in the area. No limit on customers have been given so at this stage I am unable to fully assess the impact the premises would have on the area.

No indication has been given regarding customers leaving to smoke, I note that the entrance on Rye lane is situated next to a pedestrian crossing and any congregation on the footway would cause disruption and possible danger to motorist and pedestrians wishing to cross.

Police object to the granting of the licence in its current format but would recommend a reduction in hours to that recommended in the statement of Licensing policy. The following conditions to be included on the licence to promote the crime and disorder licensing objective.

1. Intoxicating liquor shall not be sold or supplied for consumption on the premises otherwise than to persons taking substantial table meals there and as an ancillary to that person's meal.
2. An SIA registered door supervisors will be engaged when the premises are in operation under the licence on Friday, Saturday and Sunday proceeding a bank holiday. They will be employed at all times after 21:00 until the end of business and all patrons have vacated the premises they will be engaged to monitor admission and re-admissions to the premises, security, protection, screening and dealing with conflict.

Alternatively, if condition 1 were not agreed then we would require the following condition as the capacity of the venue is 300.

3. That two SIA registered door supervisors will be engaged when the premises are in operation under the licence on Friday, Saturday and Sunday proceeding a bank holiday. They will be employed at all times after 21:00 until the end of business and all patrons have vacated the premises they will be engaged to monitor admission and re-admissions to the premises, security, protection, screening and dealing with conflict.

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

Yours Sincerely

**PC Graham White 288MD**  
Licensing Officer

Southwark Police Licensing Unit  
Tel: 0207 232 6756

**APPENDIX C****Party 1****From:****Sent:** 25 May 2018 17:27**To:** Regen, Licensing**Subject:** Support of Premises License

Dear Southwark Licensing Authority,

I would be grateful if you would please consider this email in support of Forza Win's application for a premises licence at [133 Rye Lane](#).

I am a proud local resident of Peckham living locally at

I am aware of the applicant's existing premises at Copeland Park. They have a proven track record operating in the local area. This gives me great assurances that they can be trusted to operate the new premises responsibly in accordance with the hours and licence conditions proposed with their application.

As a local resident, I have never experienced disturbances or complaints arising from the applicants existing business. In fact, the only impact they have had in Peckham is a positive one. I hope the Council grant the premises licence on the terms applied for, to have them continue the positive impact the applicant is having in Peckham.

I would be grateful if you could please keep me updated on the progress of this application.

Best wishes

Sent from my iPhone

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**Party 2****From:****Sent:** Friday, May 25, 2018 3:34 PM**To:** Regen, Licensing**Subject:** Forza Win 5th Floor, 133 Rye Lane SE15 4ST Application for a new Premises Licence

Dear Sir / Madam,

I am writing with regards to Forza Win's application for a license on the 5th floor of 133 Rye Lane.

I would like to add my support for this application. I have known the applicant, \_\_\_\_\_ for a number of years, and more importantly seen how he runs his current business Forza Win.

I have no doubt that this new enterprise will be run in to the same standards - civic minded, responsible and safe. It also feels like this concept will appeal to a slightly different audience to those that currently exist on Rye Lane, so will hopefully draw a broader range of people to the area.

From the perspective of a fellow local business owner, this is exactly the kind of operation the council should be supporting. A business set up and run by someone who is local, and puts time and effort into the wider community. Not a multinational throwing money around to try and get a slice of the next big thing.

I hope this

Kind regards

---

**Party 3**

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

From:

Sent: Monday, May 28, 2018 6:49 AM

To: Regen, Licensing

Subject: Forza licence application 133 Rye Lane. 863292.docx

Hello,

I have attached my letter of support for the application 863292, 133 Rye Lane.

Regards,

Dear whomever it may concern,

I am writing to support the application 863292. Forza win, 133 fifth floor Rye Lane. Sebastian has lived in south London for over 10 years and has run his Copeland Park spot for half of that time. He has also run and opened 3 successful pubs in East London. I have supported and admired the growth of the business in the last 5 years. And can be assured from his experience that all the given conditions on the licence will be met.

Having lived in Peckham for over 10 years in which I have been a resident and a business owner of a licensed cafe bar for some of that time (in which Sebastian mentored me a lot through the growth of) I am confident that Peckham has no where to go post 11pm for a quieter drink after dinner. As an original signer of and supporter of the women's safety charter in Southwark council, I strongly support businesses that will demonstrate this and I am confident that a quiet place for a drink on Rye Lane will stand out as somewhere that will be a safe night out for women (preventing crime and disorder).

Sebastian and his experienced team will support the local economy with its fresh ideas. In the cultural strategy vision for Southwark up until 2022, it states in the strategy overview it's importance of the support of creative economy, creative growth and creative people. The licensing of this property will do that (as well as enable residents to have access to a really well made drink in a safe and relaxed atmosphere).

Kind regards,

**Party 4****From:****On Behalf Of:****Sent:** Wednesday, May 30, 2018 4:23 PM**To:** Regen, Licensing**Subject:** Support letter in relation to the application for a new Premises Licence - Forza Win 5th Floor, 133 Rye Lane SE15 4ST

Dear Sirs,

I am writing in relation to the above licence request and would like to support this as follows:

I have worked with the licensee on a professional level with regards to their current business operation in Copeland Park and dine there frequently on a personal one. My experience with the licensee has been a very positive one. Bash Redford, in all that he does is exceptionally conscientious regarding his businesses space in the community and I can attest that I have witnessed this personally.

In my personal opinion and based on my experience with the company, I would expect them to ensure that the Brand of Forza Win, one of conviviality, inclusion, cleanliness and safety would be continued to the new site.

I have read through the proposed conditions from the operators and would look forward to them operating another site within the area which I would frequent.

I would be more than happy to answer any more questions should it be required.

Yours

---

**Party 5****28<sup>th</sup> May 2018****By Email**

Dear Sir/Madam,

**Premises License Application for Forza Win, 5th Floor, 133 Rye Lane, London SE15 4ST****Ref: L1U863292**

We are writing in our capacity as building owner and landlord of 133 Rye Lane, to make representation in favour of the premises license application detailed above. We believe that the application should be supported for the following reasons:

1. The applicant (Forza Win)'s premises will trade as a restaurant, and we have no reason to believe that this operation would undermine any of the licensing objectives.
2. We have worked closely with the applicant to ensure that the premises will not unduly impact on any of our neighbours.
3. Both we and the applicants have maintained an open dialogue with the neighbouring operators throughout, and we have taken active measures to minimise the impact of our building on the objectors, be that from the applicant or any of our other future tenants (as further described below).
4. There is a legal right to enter our building from the public highway (Rye Lane) at all times, as well as a legal right to pass and repass over the land to the side and rear of our building at all times.
5. We have specifically amended the design of our scheme so that, when necessary, the primary entrance for all uses within the building will come directly off Rye Lane rather than through either the side or rear entrances. This was done solely to minimise impact on the CLF's late-night operation.
6. We have also given over the entire front half of our ground floor to a shared entrance area in order to



alleviate any pressure on Rye Lane (by day or night), and to allow our workspace, restaurant or other customers to congregate within, rather than outside of the building if and when required.

7. We have also set the line of our proposed shopfront (for which we have planning consent) back from the pavement by 1.4m, to allow an external space within the demise of our property to ensure our tenants do not unduly impact on the public footpath.

We trust this is sufficient information to inform your decision, however please feel free to get in touch if you require any further information.

Yours sincerely,

For and on behalf of  
133 Rye Lane Limited

---

## **Party 6**

**From:**

**Sent:** Monday, June 04, 2018 7:45 PM

**To:** Regen, Licensing

**Subject:** Forza Win, Roof Top, 133 Rye Lane. Licence 863292

Dear Sirs,

**Re: In Support of Forza Win Ltd, Licence application 863292, New premises licence for late night refreshment, 113 Rye lane, Roof Top (Fifth Floor).**

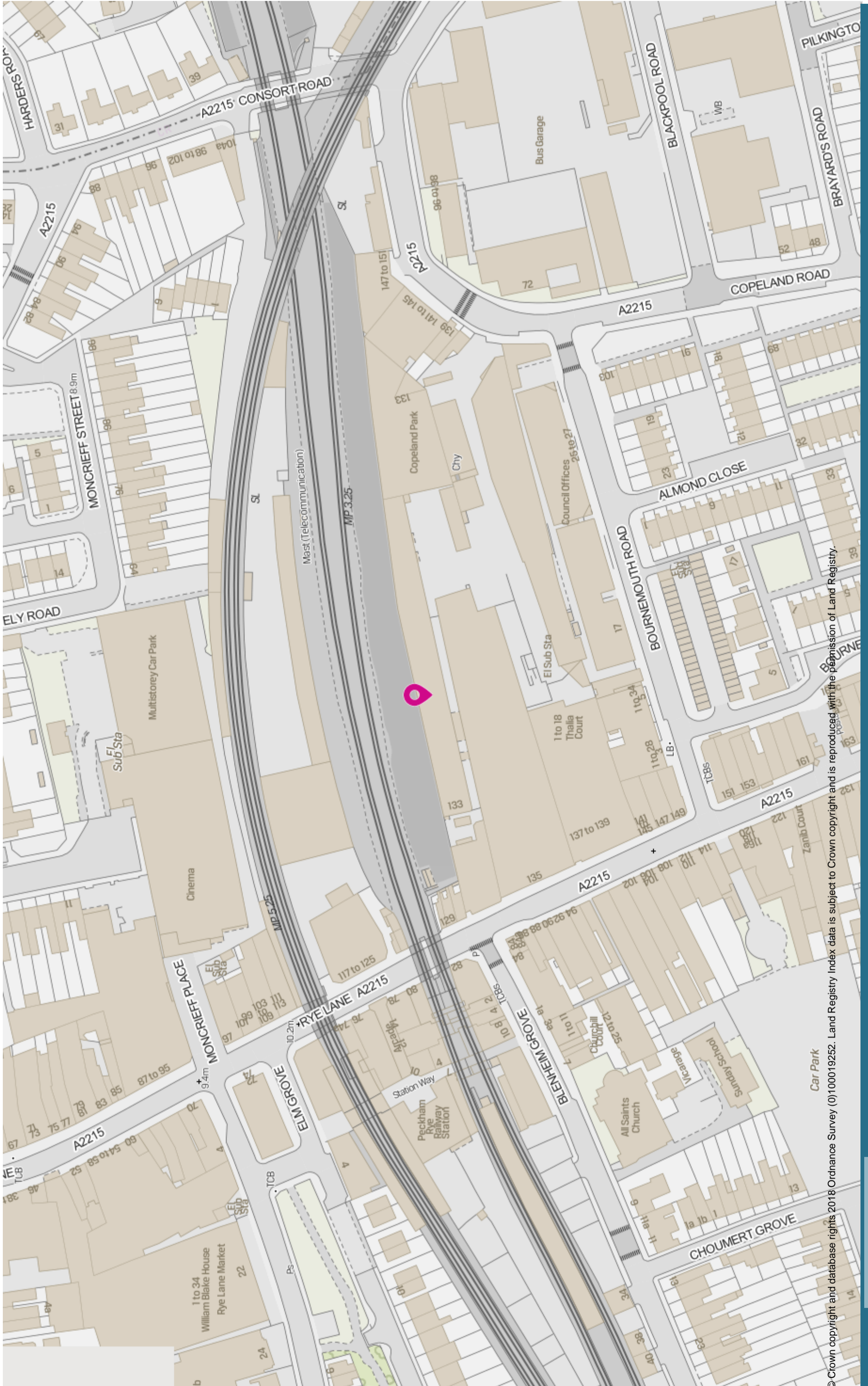
I write in support of Bash Redford and his organisation ForzaWin Ltd, a well run, much loved food and refreshment establishment in Peckham for some five years.

As a growing responsible company, their proposal to run a roof top refreshment facility, an offer for the older and family demographic within Peckham's defined 'night time economy area' will be a positive addition to the thriving area, providing more responsible employment and prosperity to Rye lane in Peckham .

As a local resident and frequent customer at ForzaWin, I can vouch for the organisation's management skills in Public Safety, staff training, their careful consideration to Public Nuisance.

I have no doubt in their abilities to provide an excellent new premises for late refreshment and their management systems to deal professionally with all crime and disorder compliance matters, particularly in light of the proposed offer 'family friendly' they are promoting.

Kind regards



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9-Jul-2018

<b>Item No.</b> 6.	<b>Classification:</b> Open	<b>Date:</b> 12 September 2018	<b>Meeting Name:</b> Licensing Sub-Committee
<b>Report Title</b>		Licensing Act 2003: Chapeau Tower Bridge, 37 Shad Thames, London SE1 2NJ	
<b>Ward(s) of group(s) affected</b>		North Bermondsey	
<b>From</b>		Strategic Director of Environment and Social Regeneration	

## RECOMMENDATION

1. That the licensing sub-committee considers whether an application made by Chapeau Tower Bridge Limited for a premises licence be granted under the Licensing Act 2003 in respect of the premises known as Chapeau Tower Bridge, 37 Shad Thames, London, SE1 2NJ.
2. Notes:
  - a) This application is submitted under Section 17 of the Licensing Act 2003 and is an application for a new premises licence. The application is subject to representations 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 19 of this report deal with the representations submitted in respect of the application. Copies of the representations are attached to this report as Appendices B and C. A map showing the location of the premises is attached to this report as Appendix D.
  - d) A copy of the council's approved procedure for hearings of the sub-committee in relation to an application made under the Licensing Act 2003, along with a copy of the hearing regulations, has been circulated to all parties to the meeting.

## BACKGROUND INFORMATION

### The Licensing Act 2003

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

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

## **KEY ISSUES FOR CONSIDERATION**

### **The premises licence application**

8. On 25 May 2018 Chapeau Tower Bridge Limited applied to this council for the grant of a premises licence in respect of Chapeau Tower Bridge, 37 Shad Thames, London SE1 2NJ. The premises is described as a café serving breakfast, brunch and lunch open Monday to Sunday 07:00 to 18:00. 2200sqft space with 70 seats internally and 35 seats externally.
9. The application and is summarised as follows:
- **The sale of alcohol to be consumed on and off the premises**
    - Monday to Sunday from 07:00 to 22:00
  - **Proposed opening hours of the premises**
    - Monday to Sunday from 07:00 to 23:00
  - The premises are described as a café of 2200 square feet with 70 seats internally and 35 seats externally serving breakfast, brunch and lunch.
10. The premises licence application form provides the applicant's operating schedule. Parts J, K, L, and M of the operating schedule set out the proposed licensable activities, operating hours and operational control measures in full, with reference to the four licensing objectives as stated in the Licensing Act 2003. Should a premises licence be issued in respect of the application the information provided in part M of the operating schedule will form the basis of conditions that will be attached to any licence granted subsequent to the application. A copy of the application is attached to this report as appendix A.

### **Designated premises supervisor**

11. The proposed designated premises supervisor (DPS) is Roland Horne.

### **Representations from responsible authorities**

12. Representations have been submitted by this council's environmental protection team, the Metropolitan Police Service and this council's licensing responsible authority.
13. The environmental protection team's representation was submitted in regards to the prevention of public nuisance licensing objective and suggested a number of conditions that the environmental protection team proposed should be included in the application. The applicant agreed to the inclusion of various conditions and the environmental protection team withdrew their representation.
14. The Metropolitan Police Service's representation was submitted in regards to the prevention of crime and disorder licensing objective and suggested a number of conditions that the Metropolitan Police Service proposed should be included in the application. The applicant agreed to the inclusion of various conditions and the Metropolitan Police Service withdrew their representation.
15. The licensing responsible authority's representation was submitted in respect of the prevention of crime and disorder, the prevention of public nuisance and the protection of children from harm licensing objectives. The representation sought clarification of the application and also suggested a number of conditions that the licensing responsible authority proposed should be included in the application. The applicant provided clarification of the application, agreed to the inclusion of various conditions and the licensing responsible authority therefore withdrew their representation.
16. Copies of the representations submitted by responsible authorities and related correspondence are attached as Appendix B.

### **Representations from other persons**

17. Thirty seven representations objecting to the application have been submitted on behalf of 42 'other persons' (referred to as parties 1 to 41). In summary the representations are contend that the proposed operation of the premises will lead to increased noise nuisance, anti-social behaviour and crime and disorder in the vicinity of the premises.
18. **N.B.** Many of the representations are concerned with issues pertaining to the planning permission granted in respect of the premises. All of the 'other persons' who have submitted relevant representations have been advised that the licensing sub-committee can only consider the content of their representations that is relevant to the licensing objectives. The representations submitted by 'other persons' are attached as Appendix C.

### **Conciliation**

19. The applicant was sent copies of all the representations and invited to respond to them. The Metropolitan Police Service, environmental protection team and licensing responsible authority withdrew their representations following agreements made with the applicant. At the time of the writing of this report all of the representations

submitted by the 'other persons' remain outstanding and must be considered by the licensing sub-committee.

### **Premises history**

20. No licensing authorisation has been issued in respect of the premises under the Licensing Act 2003 or any previous legislation.
21. No temporary event notices have been submitted in regards to the premises.
22. On 25 May 2018 Chapeau Tower Bridge Limited applied to this council for the grant of a premises licence in respect of Chapeau Tower Bridge, 37 Shad Thames, London SE1 2NJ.

### **Map**

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

#### **Cantina Del Ponte, 36C Shad Thames, London SE1 2YE licensed for:**

- The sale of alcohol to be consumed on and off the premises, recorded music:
  - Monday to Saturday from 11:00 to 00:00 (midnight)
  - Sunday from 12:00 to 23:30 the following day.
- Late night refreshment:
  - Monday to Saturday from 23:00 to 00:00
  - Sunday from 23:00 to 23:30.

#### **All Bar One, 34 Shad Thames, London SE1 2YG licensed for:**

- The sale of alcohol to be consumed on and off the premises:
  - Monday to Thursday from 10:00 to 23:00
  - Friday & Saturday from 10:00 to 23:30
  - Sunday from 12:00 to 23:00.
- Late night refreshment:
  - Monday to Saturday from 23:00 to 23:30.

#### **The Butlers Wharf Chop House, 36E Shad Thames, London SE1 2YE licensed for:**

- The sale of alcohol to be consumed on and off the premises:
  - Monday to Saturday from 08:00 to 00:00
  - Sunday from 08:00 to 23:00.
- Late night refreshment:
  - Monday to Sunday from 23:00 to 00:30 the following day.

**ASK, 34 Shad Thames, London SE1 2YE** licensed for:

- The sale of alcohol to be consumed on and off the premises:
  - Monday to Saturday from 11:00 to 00:00
  - Sunday from 12:00 to 23:30
- Recorded music:
  - Monday to Saturday from 09:00 to 23:00
  - Sunday from 12:00 to 22:30.
- Late night refreshment:
  - Monday to Saturday from 23:00 to 00:30 the following day
  - Sunday from 23:00 to 00:00.

**Le Pont De La Tour Restaurant, 36D Shad Thames, London SE1 2YE** licensed for:

- The sale of alcohol to be consumed on and off the premises:
  - Monday to Saturday from 10:00 to 00:00
  - Sunday from 12:00 to 23:30.
- Live music
  - Monday to Saturday from 10:00 to 00:00
  - Sunday from 12:00 to 23:30.
- Late night refreshment:
  - Monday to Saturday from 23:00 to 00:30 the following day
  - Sunday from 23:00 to 00:00.

**The Bengal Clipper, Units 11 To 13, The Cardamom Building, 31 Shad Thames, London SE1 2YR** licensed for:

- The sale of alcohol to be consumed on the premises:
  - Monday to Saturday from 11:00 to 00:00
  - Sunday from 12:00 to 23:30.
- Live music:
  - Monday to Saturday from 18:00 to 23:00.
- Late night refreshment:
  - Monday to Saturday from 23:00 to 00:30 the following day
  - Sunday from 23:00 to 00:00.

**The Watch House, Unit 17, The Cardamom Building, 31 Shad Thames SE1 2YR**  
licensed for:

- The sale of alcohol to be consumed on the premises:
  - Monday to Saturday from 12:00 to 22:00
  - Sunday from 10:30 to 22:00.

**Caffe Paradiso, 45 Shad Thames, London SE1 2NJ** licensed for:

- The sale of alcohol to be consumed on and off the premises:
  - Monday to Sunday from 11:00 to 20:00

**Pizza Express, The Cardamom Building, 31 Shad Thames, London SE1 2YR**  
licensed for:

- The sale of alcohol to be consumed on the premises:
  - Monday to Saturday from 10:00 to 00:00
  - Sunday from 12:00 to 23:30.
- Films music:
  - Monday to Saturday from 10:00 to 00:30
  - Sunday from 12:00 to 00:00.
- Late night refreshment:
  - Monday to Saturday from 23:00 to 00:30 the following day
  - Sunday from 23:00 to 00:00.

**Valentina Fine Foods, The Cardamom Building, 31 Shad Thames, SE1 2YR**  
licensed for:

- The sale of alcohol to be consumed on and off the premises:
  - Monday to Saturday from 10:00 to 00:00
  - Sunday from 12:00 to 23:30.
- Late night refreshment:
  - Monday to Saturday from 23:00 to 00:30 the following day
  - Sunday from 23:00 to 00:00.

**Anchor Tap, 20A Horselydown Lane, London SE1 2LN** licensed for licensed for:

- The sale of alcohol to be consumed on and off the premises:
  - Monday to Saturday from 10:00 to 23:00
  - Sunday from 12:00 to 22:30.
- Late night refreshment:
  - Monday to Saturday from 23:00 to 23:30.



**Hing Lee Chinese Restaurant, 32 Curlew Street, London SE1 2ND** licensed for:

- The sale of alcohol to be consumed on and off the premises:
  - Monday to Saturday from 10:00 to 23:00
  - Sunday from 12:00 to 22:30.
- Late night refreshment:
  - Monday to Sunday from 23:00 to 23:30.

**The Dean Swift, 32 Lafone Street, London SE1 2LX** licensed for:

- The sale of alcohol to be consumed on and off the premises, films, indoor sporting events, live music, recorded music & anything similar to live or recorded music:
  - Sunday to Thursday from 10:00 to 00:00
  - Friday and Saturday from 10:00 to 01:00 the following day.
- Late night refreshment:
  - Sunday to Thursday from 10:00 to 00:00
  - Friday and Saturday from 10:00 to 01:00 the following day.

**Southwark council statement of licensing policy**

24. 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.
25. The purpose of Southwark’s statement of licensing policy is to make clear to applicants what considerations will be taken into account when determining applications and should act as a guide to the sub-committee when considering the applications. However, the sub-committee must always consider each application on its own merits and allow exceptions to the normal policy where these are justified by the circumstances of the application.
26. The premises are located in Bankside, Borough and London Bridge strategic cultural area. Below are closing times suggested in the statement of licensing policy for various types of premises in Bankside, Borough and London Bridge strategic cultural area:
- Restaurants, cafes and takeaway establishments:
    - Sunday to Thursday: 00:00
    - Friday and Saturday: 01:00.
  - Public houses, wine bars or other drinking establishments:
    - Sunday to Thursday: 23:00
    - Friday and Saturday: 00:00.

### **Resource implications**

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

### **Consultation**

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

### **Community impact statement**

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

## **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

### **Director of Law and Democracy**

30. The sub-committee is asked to determine the application for a premises licence under section 17 of the Licensing Act 2003.

31. The principles which sub-committee members must apply are set out below.

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

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

33. Relevant representations are those which:

- Are about the likely effect of the granting of the application on the promotion of the licensing objectives
- Are made by an interested party or responsible authority
- Have not been withdrawn
- Are not, in the opinion of the relevant licensing authority, frivolous or vexatious.

34. If relevant representations are received then the sub-committee must have regard to them, in determining whether it is necessary for the promotion of the licensing objectives to:

- To grant the licence subject to:
  - The conditions mentioned in section 18 (2)(a) modified to such extent as the licensing authority considers necessary for the promotion of the licensing objectives
  - Any condition which must under section 19, 20 or 21 be included in the licence.
- To exclude from the scope of the licence any of the licensable activities to which the application relates.
- To refuse to specify a person in the licence as the premises supervisor.
- To reject the application.

### **Conditions**

35. The sub-committee's discretion is thus limited. It can only modify the conditions put forward by the applicant, or refuse the application, if it is necessary to do so. Conditions must be necessary and proportionate for the promotion of one of the four licensing objectives, and not for any other reason. Conditions must also be within the control of the licensee, and should be worded in a way which is clear, certain, consistent and enforceable.

36. The four licensing objectives are:

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

37. Members should note that each objective is of equal importance. There are no other licensing objectives, and the four objectives are paramount considerations at all times.

38. Conditions will not be necessary if they duplicate a statutory position. Conditions relating to night café and take away aspect of the license must relate to the night time operation of the premises and must not be used to impose conditions which could not be imposed on day time operators.
39. Members are also referred to the Home Office Revised Guidance issued under section 182 of the Licensing Act 2003 on conditions, specifically section 10.

### **Reasons**

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

### **Hearing procedures**

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

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

43. Sub-committee members will note that, in relation to this application, the council has multiple roles. Council officers from various departments have been asked to consider the application from the perspective of the council as authority responsible respectively for environmental health, trading standards, health and safety and as the planning authority.
44. Members should note that the licensing sub-committee is meeting on this occasion solely to perform the role of licensing authority. The sub-committee sits in quasi-judicial capacity, and must act impartially. It must offer a fair and unbiased hearing of the application. In this case, members should disregard the council's broader policy objectives and role as statutory authority in other contexts. Members must direct themselves to making a determination solely based upon the licensing law, guidance and the council's statement of licensing policy.
45. As a quasi-judicial body the licensing sub-committee is required to consider the application on its merits. The sub-committee must take into account only relevant factors, and ignore irrelevant factors. The decision must be based on evidence, that is to say material, which tends logically to show the existence or non-existence of relevant facts, or the likelihood or unlikelihood of the occurrence of some future event, the occurrence of which would be relevant. The licensing sub-committee must give fair consideration to the contentions of all persons entitled to make representations to them.
46. The licensing sub-committee is entitled to consider events outside of the premises if they are relevant, i.e. are properly attributable to the premises being open. The proprietors do not have to be personally responsible for the incidents for the same to be relevant. However, if such events are not properly attributable to the premises being open, then the evidence is not relevant and should be excluded. Guidance is that the licensing authority will primarily focus on the direct impact of the activities taking place at the licensed premises on members of the public, living, working or engaged in normal activity in the area concerned.
47. Members will be aware of the council's code of conduct which requires them to declare personal and prejudicial interests. The code applies to members when considering licensing applications. In addition, as a quasi-judicial body, members are required to avoid both actual bias, and the appearance of bias.
48. 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.
49. 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.
50. 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

51. 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

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

## BACKGROUND DOCUMENTS

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

## APPENDICES

Name	Title
Appendix A	Copy of the application
Appendix B	Copies of representations submitted by responsible authorities and related correspondence
Appendix C	Copies of representations submitted by other persons
Appendix D	Map of the local area

**AUDIT TRAIL**

<b>Lead Officer</b>	Deborah Collins, Strategic Director of Environment and Social Regeneration	
<b>Report Author</b>	Wesley McArthur, Principal Licensing Officer	
<b>Version</b>	Final	
<b>Dated</b>	30 August 2018	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments sought</b>	<b>Comments included</b>
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
<b>Cabinet Member</b>	No	No
Date final report sent to Constitutional Team	31 August 2018	

25/05/2018

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

Ref No. 1029047

## Name of Applicant

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

	Chapeau Tower Bridge Ltd
--	--------------------------

## Premises Details

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

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

## Premises trading name

	Chapeau Tower Bridge Ltd
--	--------------------------

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

Address Line 1	37 SHAD THAMES
Address Line 2	
Town	LONDON
County	
Post code	SE1 2NJ
Ordnance survey map reference	
Description of the location	
Telephone number	██████████

## Applicant Details

Please select whether you are applying for a premises licence as

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



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

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

Other Applicants

Personal Details - First Entry

Name	Chapeau Tower Bridge Ltd
------	--------------------------

Address - First Entry

Street number or building name	CHAPEAU TOWER BRIDGE LIMITED
Street Description	[REDACTED]
Town	[REDACTED]
County	[REDACTED]
Post code	[REDACTED]
Registered number ( where applicable )	[REDACTED]
Description of applicant ( for example, partnership, company, unincorporated association etc )	Limited Company

Contact Details - First Entry

Telephone number	[REDACTED]
Email address	[REDACTED]

Operating Schedule

When do you want the premises licence to start?

	01/07/2018
--	------------

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

--	--

General description of premises ( see guidance note 1 )

	Cafe serving breakfast, brunch and lunch open Monday to Sunday 7am to 6pm. 2200sqft space with 70 seats internally and 35 seats externally.
--	---

If 5,000 or more people are expected to attend the premises at any one time please use the drop down below to select the number.

	Less than 5000
--	----------------

Operating Schedule part 2

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

	(Please see sections 1 and 14 of the Licensing Act 2003 and schedule 1 and 2 of the Licensing Act 2003)
--	---

Provision of regulated entertainment (Please read guidance note 2)


Provision of late night refreshment

--	--

Supply of alcohol

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

J - Supply of Alcohol

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

	Both
--	------

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

Day	Start	Finish
-----	-------	--------

Mon	07:00	22:00
Tues	07:00	22:00
Wed	07:00	22:00
Thur	07:00	22:00
Fri	07:00	22:00
Sat	07:00	22:00
Sun	07:00	22:00

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

	There are no seasonal difference in our supply.
--	---

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 download and then upload the consent form completed by the designated proposed premises supervisor

	[REDACTED]
--	------------

Premises Supervisor

Full name of proposed designated premises supervisor

First names	Roland
Surname	Horne

DOB

Date Of Birth	[REDACTED]
---------------	------------

Address of proposed designated premises supervisor

Street number or Building name	[REDACTED]
Street Description	[REDACTED]
Town	[REDACTED]
County	[REDACTED]
Post code	[REDACTED]

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

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

K

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

	Bar the sale of alcohol there are no other activities
--	---

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	07:00	23:00
Tues	07:00	23:00
Wed	07:00	23:00
Thur	07:00	23:00
Fri	07:00	23:00
Sat	07:00	23:00
Sun	07:00	23:00

State any seasonal variations ( Please read guidance note 5 )

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Non standard timings. Where you intend to use the premises to be open to the public at different times from those listed. Please list, ( Please read guidance note 6 )

--	--

M - Steps to promote four licencing objectives

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

	<p><b>TO PROMOTE ALL FOUR LICENSING OBJECTIVES WE WILL KEEP:</b>                  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 particular attention to:</p> <ul style="list-style-type: none"> <li>a/ no selling of alcohol to underage people</li> <li>b/ no drunk and disorderly behavior on the premises area</li> <li>c/ vigilance in preventing the use and sale of illegal drugs at the retail area</li> <li>d/ no violent and anti-social behaviour</li> <li>e/ no any harm to children</li> </ul>
--	--

	<ul style="list-style-type: none"> <li>- Operating Schedule providing the hours of operation and licensable activities during those hours.</li> <li>- 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 authorize each sale</li> <li>- Clear "Challenge 25" information to prevent the supply of alcohol to under-age drinkers.</li> <li>- CCTV system installed with recording option available</li> </ul> <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.</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> <p>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.</p>
--	--

d) the prevention of public nuisance

	<p>Noise reduction measures to address the public nuisance objective.</p> <p>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.</p> <p>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 prevent nuisance and disturbance to nearby residents where possible.</p> <p>We will ensure that staff who arrive early morning or depart late at night (ex. for unpacking, pricing newly delivered goods) when the business has ceased trading conduct themselves in such a</p>
--	--

	<p>manner to avoid causing disturbance to nearby residents.                  Customers will be asked not to stand around loudly talking in the street outside the premises.                  Customers will not be admitted to premises above opening hours.                  The movement of bins and rubbish outside the premises will be kept to a minimum after 11.00pm. This will help to reduce the levels of noise produced by the premises.                  Any lighting on or outside the premises will be positioned and screened in such a way so as to not cause a disturbance to nearby residents.                  Adequate waste receptacles for use by customers will be provided in the local vicinity.</p>
--	---

e) the protection of children from harm

	<p>"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 belong existing Health &amp; Safety requirements</p>
--	--

Please upload a plan of the premises

--	--

Please upload any additional information i.e. risk assessments

--	--

Checklist

	<p>I have enclosed the plan of the premises.                  I understand that if I do not comply with the above requirements my application&lt;br&gt; will be rejected.                  I understand that I must now advertise my application (In the local paper within 14 days of applying</p>
--	---

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

	Yes
PaymentDescription	[REDACTED]
AuthCode	[REDACTED]
LicenceReference	[REDACTED]
PaymentContactEmail	

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

Full name	[REDACTED]
Date (DD/MM/YYYY)	
Capacity	Managing Director

Where the premises licence is jointly held, enter the 2nd applicant (the current premises licence holder) or 2nd applicant's solicitor or other authorised agent (guidance note 13). If completing on behalf of the applicant state in what capacity

Full name	
Date (DD/MM/YYYY)	
Capacity	

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

Contact name and address for correspondence	[REDACTED]
Telephone No.	[REDACTED]
If you prefer us to correspond with you by e-mail, your email address (optional)	[REDACTED]

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.

**Copies of representations submitted by responsible authorities and related correspondence**



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

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

Tel: 020 7232 6756

Email: SouthwarkLicensing@met.police.uk

**Our reference:** MD/3157/2018

**Date:** 27<sup>th</sup> June 2018

Dear Sir/Madam

**Re:- Chapeau Towerbridge, 37 Shad Thames, London SE1 2NJ**

Police are in possession of an application from the above for a new premises licence. The application describes the operation as a café serving breakfast, Brunch and Lunch Monday to Sunday 7am to 6pm.

The operating schedule shows the following hours.

Opening Hours	
Mon - Sun	07.00hrs – 23.00hrs
Sale of alcohol on/off	
Mon – Sun	07.00hrs – 22.00hrs

Police object to the granting of the licence in its current format. The application request the sale of alcohol from 7am but would recommend that this should not be until 11am as we believe this encourages irresponsible early drinking and would lead to a rise in intoxication and antisocial behaviour. The application also does not address the difference in times applied for and time set out within the description of operation. If the venue is to open until 23.00hrs but not serve food in the evening the premises would essentially be a bar.

We would like to see the following conditions to be included on the licence to promote the crime and disorder licensing objective. Some of which may have been offered as part of the operating schedule but the wording is important to avoid ambiguity.

1. That a CCTV system be installed at the premises and be maintained in good working order and be continually recording at all times the premises are in use under the licence. The CCTV System must be capable of capturing a clear facial image of every person who enters the premises.
2. All CCTV footage be kept for a period of 31 days and shall on request be made immediately available to officers of the police and the council.



3. A member of staff should be on duty at all times the premises is open that is trained in the use of the CCTV and able to view and download images to a removable device on request of Police or council officer.
4. That all staff are trained in their responsibilities under the licensing act 2003 and training records to be kept and updated every 6 months and shall, upon request, be made immediately available to Officers of the Police and the Council.
5. Intoxicating liquor shall not be sold or supplied for consumption on the premises otherwise than to persons taking substantial table meals there and as an ancillary to that persons meal
6. No alcohol shall be taken outside of the premises at any time with the exception of off sales which shall be sold in sealed containers for consumption away from the premises
7. Signage on entrance/exit requesting customers to respect neighbours and leave quietly.

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

Yours Sincerely

**PC Mark Lynch 246MD**  
Southwark Police Licensing Unit  
Tel: 0207 232 6756

---

**From:**

**Sent:** Monday, July 23, 2018 11:59 AM

**To:** [SouthwarkLicensing@met.police.uk](mailto:SouthwarkLicensing@met.police.uk)

**Cc:** McArthur, Wesley

**Subject:** Fwd: Application for a premises licence - Chapeau Tower Bridge, 37 Shad Thames, London, SE1 2NJ (our ref: L1U 863440)

**Importance:** High

Dear Mark

Nice to meet you.

In relation to the below attached word document.

Firstly in relation to our opening hours. We plan to open Monday to Sunday 7am to 6pm initially but we will be opening up our evening operation depending on season in which food will be present. We are not opening up a bar. No alcohol will be on show and this is very much an auxiliary part of our offering - indeed if you walk down to 31 Shad Thames you will see our current operation in which you can see what we are doing.

Furthermore, for ease of reference see below in **bold**

Please can you advise once you have had a chance to review this and indeed if you wish to visit 31 Shad Thames 5 doors up and see our current operation I would be happy to meet you there.

Regards

1. That a CCTV system be installed at the premises and be maintained in good working order and be continually recording at all times the premises are in use under the licence. The CCTV System must be capable of capturing a clear facial image of every person who enters the premises. **Agreed and already in the current plans (and current operation at the site we are moving from at 31 Shad Thames)**
2. All CCTV footage be kept for a period of 31 days and shall on request be made immediately available to officers of the police and the council. **Agreed**

3. A member of staff should be on duty at all times the premises is open that is trained in the use of the CCTV and able to view and download images to a removable device on request of Police or council officer. **Agreed**
4. That all staff are trained in their responsibilities under the licensing act 2003 and training records to be kept and updated every 6 months and shall, upon request, be made immediately available to Officers of the Police and the Council. **Agreed**
5. Intoxicating liquor shall not be sold or supplied for consumption on the premises otherwise than to persons taking substantial table meals there and as an ancillary to that persons meal **Agreed in principle but we aren't a full blown restaurant so our offering in very much small British tapas plates - a couple of glasses of wine and a small cheese board would be a good example.**
6. No alcohol shall be taken outside of the premises at any time with the exception of off sales which shall be sold in sealed containers for consumption away from the premises **Save as to our outside seating area agreed**
7. Signage on entrance/exit requesting customers to respect neighbours and leave quietly. **Agreed**

**From:** McArthur, Wesley <[Wesley.McArthur@southwark.gov.uk](mailto:Wesley.McArthur@southwark.gov.uk)>

**Sent:** 24 July 2018 11:34

**To:** ; Lynch Mark A - MD <[mark.A.Lynch@met.police.uk](mailto:mark.A.Lynch@met.police.uk)>

**Subject:** RE: Application for a premises licence - Chapeau Tower Bridge, 37 Shad Thames, London, SE1 2NJ (our ref: L1U 863440)

**Importance:** High

Hi Both,

It appears that                    has agreed to all conditions recommended except for the following two:

**5.** *"Intoxicating liquor shall not be sold or supplied for consumption on the premises otherwise than to persons taking substantial table meals there and as an ancillary to that persons meal."*

Would the following amendment be acceptable to both of you?

*"That intoxicating liquor shall not be sold or supplied for consumption on the premises otherwise than to persons taking **substantial** table meals there and as an ancillary to ~~that persons~~ such meals."* This would allow for alcohol to be served with the smaller 'tapas' offering described by Roland, but mean that all alcohol must still be sold as ancillary to a table meal.

**6.** *"No alcohol shall be taken outside of the premises at any time with the exception of off sales which shall be sold in sealed containers for consumption away from the premises."*

Would the following amendment be acceptable to both of you?

*"That no alcohol shall be taken ~~outside off of~~ the premises at any time with the exception of off sales which shall be sold in sealed containers for consumption away from the premises."* As the premises' external area forms part of the licensable area of the premises this would allow alcohol to be consumed in the premises' external area, but mean that off sales to be taken off the premises (including the external area) would have be sold in sealed containers.

FYI, a condition has previously been agreed to stating that after 22:00 the external area can only be used by smokers, to a maximum of 5 persons at any one time.

Regards,

**Wesley McArthur**  
Principal Enforcement Officer

London Borough of Southwark

**E-mail:** [wesley.mcarthur@southwark.gov.uk](mailto:wesley.mcarthur@southwark.gov.uk)

**General:** [licensing@southwark.gov.uk](mailto:licensing@southwark.gov.uk)

**Phone:** 020 7525 5779

**Fax:** 020 7525 5705

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

<https://www.southwark.gov.uk/community-safety/let-s-talk-about-women-s-safety>

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**From:**

**Sent:** Tuesday, July 24, 2018 1:19 PM

**To:** McArthur, Wesley

**Cc:** mark.A.Lynch@met.pnn.police.uk

**Subject:** Re: Application for a premises licence - Chapeau Tower Bridge, 37 Shad Thames, London, SE1 2NJ (our ref: L1U 863440)

**Importance:** High

Dear Wesley

Thank you for this and yes I am happy with both of those amendments if Mark is.

Regards

---

**From:** mark.A.Lynch@met.pnn.police.uk [mailto:mark.A.Lynch@met.pnn.police.uk]

**Sent:** Wednesday, July 25, 2018 8:45 AM

**To:** McArthur, Wesley

**Subject:** Application for a premises licence - Chapeau Tower Bridge, 37 Shad Thames, London, SE1 2NJ (our ref: L1U 863440)

Morning Wesley

I'm happy with the amendments, please accept the police withdrawal of their objection to this application

Regards

Mark

**From:** "Earis, Richard" <[Richard.Earis@southwark.gov.uk](mailto:Richard.Earis@southwark.gov.uk)>  
**Date:** Monday, 18 June 2018 at 10:57  
**To:** "Regen, Licensing" <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Cc:**  
**Subject:** RE: Consultation - New Premises Licence, 37 Shad Thames

**RE: New Premises Licence, 37 Shad Thames**

I have considered the above and I would like to object under the prevention of public nuisance licensing objective.

The reason for the objection is the risk of nuisance from patrons externally, from dispersal and from deliveries and other ancillary operations. The conditions suggested by the applicant in these respects are considered inadequate to ensure the licensing objective.

The application is also unclear as it states: 'Cafe serving breakfast, brunch and lunch open Monday to Sunday 7am to 6pm. 2200sqft space with 70 seats internally and 35 seats externally.' However the opening hours listed in part L are 07:00-23:00 – Please clarify.

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

- External waste handling, collections, deliveries and the cleaning of external areas shall only occur between the hours of 08.00hrs and 20.00hrs.
- Noise from plant, patrons and activities at the premises shall be managed to ensure that public nuisance shall not be caused in the vicinity of the premises or intrude inside the nearest or most exposed noise sensitive premises. This shall include regular checks of the outside area during hours of operation.
- No more than 35 people shall be permitted in the licensed outdoor area at any time.
- There shall be no more than 5 people permitted outside at any one time, to smoke only, after 22:00 hrs.
- Customers shall not be permitted to take drinks outside the licensable area of the premises at any time, except for alcohol sold for consumption off the premises, which shall not be sold for immediate consumption in the area around the premises and shall be supplied in sealed containers that require a tool such as a bottle opener or corkscrew to be opened.
- Amplified music, song or speech shall not be broadcast in external areas at any time.
- A comprehensive Dispersal Policy shall be produced and implemented at the premises, with all staff trained on the most recent iteration of the policy. A record of staff training on the Dispersal Policy shall be kept at the premises and a copy of the policy and training records be made available to the council or police on request.

Kind Regards,

Richard

**Richard Earis**

Principal Environmental Protection Officer  
**Environmental Protection Team**

**020 7525 2469**

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

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

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



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**From:**

**Sent:** Monday, June 18, 2018 11:40 AM

**To:** Earis, Richard; Regen, Licensing

**Subject:** Re: Consultation - New Premises Licence, 37 Shad Thames

Dear Richard

In relation to your email below I wish to answer as follows –I have answered below in **bold** for ease of reference.

If you have any more questions please let me know.

Regards

---

**From:** "Earis, Richard" <[Richard.Earis@southwark.gov.uk](mailto:Richard.Earis@southwark.gov.uk)>

**Date:** Monday, 18 June 2018 at 10:57

**To:** "Regen, Licensing" <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Cc:**

**Subject:** RE: Consultation - New Premises Licence, 37 Shad Thames

**RE: New Premises Licence, 37 Shad Thames**

I have considered the above and I would like to object under the prevention of public nuisance licensing objective.

The reason for the objection is the risk of nuisance from patrons externally, from dispersal and from deliveries and other ancillary operations. The conditions suggested by the applicant in these respects are considered inadequate to ensure the licensing objective.

The application is also unclear as it states: 'Cafe serving breakfast, brunch and lunch open Monday to Sunday 7am to 6pm. 2200sqft space with 70 seats internally and 35 seats externally.' However the opening hours listed in part L are 07:00-23:00 – Please clarify.

**<<You may be aware of our existing café operation, The Watch House Tower Bridge five doors down at number 31 Shad Thames. We also trade with a Premises License there and have no breaches of our conditions or license itself. We serve glasses of wine with brunch/lunch and ensure no disturbance in this regard to our neighbours. We have requested, as we did at Number 31, for hours to trade until 11pm for the evenings we plan on opening for our private events. Again if you are aware of our existing operation we trade currently until 6pm Monday to Sunday but do on occasion trade in the evening also for our small plates.>>**

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

- External waste handling, collections, deliveries and the cleaning of external areas shall only occur between the hours of 08.00hrs and 20.00hrs.

**<<Our waste will be collected at 11am each day. Deliveries, given we open at 7am, occur along with our trade. We have managed to successful mitigate any noise disturbance at number 31 Shad Thames via good supplier management – indeed we charge them £100 if they cause an issue for which they haven't in over 12 months. Incidentally the vast majority of our deliveries (save as to bread) are delivered during the hours you specify in any case. Being an existing tenant of the street and area, we are acutely aware of the acoustic significance of the operation in the space.>>**

- Noise from plant, patrons and activities at the premises shall be managed to ensure that public nuisance shall not be caused in the vicinity of the premises or intrude inside the nearest or most exposed noise sensitive premises. This shall include regular checks of the outside area during hours of operation.

**<<Agreed and also actioned as part of our management policy – exactly as it is already at number 31 Shad Thames.>>**

- No more than 35 people shall be permitted in the licensed outdoor area at any time.

**<<Yes that is reasonable.>>**

- There shall be no more than 5 people permitted outside at any one time, to smoke only, after 22:00 hrs.

**<<Agreed and what we did previously was designate an area at the rear of the property not near any residential windows and to date we have had no complaints in this regard.>>**

- Customers shall not be permitted to take drinks outside the licensable area of the premises at any time, except for alcohol sold for consumption off the premises, which shall not be sold for immediate consumption in the area around the premises and shall be supplied in sealed containers that require a tool such as a bottle opener or corkscrew to be opened.

**<<Agreed.>>**

- Amplified music, song or speech shall not be broadcast in external areas at any time.

<<Agreed.>>

- A comprehensive Dispersal Policy shall be produced and implemented at the premises, with all staff trained on the most recent iteration of the policy. A record of staff training on the Dispersal Policy shall be kept at the premises and a copy of the policy and training records be made available to the council or police on request.

<<Agreed.>>

<<If you have any more questions Richard please do let me know. Again we are in a good position being existing good neighbours in the community so we are aware of what we need to do, and we will do it as we did last time we went through this process. If you wish to meet at our existing site I am happy to assist in doing that and I can show you our offering. >>

Kind Regards,

Richard

**Richard Earis**

Principal Environmental Protection Officer

**Environmental Protection Team**

**020 7525 2469**

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

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

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



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**From:** "Earis, Richard" <[Richard.Earis@southwark.gov.uk](mailto:Richard.Earis@southwark.gov.uk)>

**Date:** Monday, 18 June 2018 at 15:00

**To:**

**Subject:** RE: Consultation - New Premises Licence, 37 Shad Thames

Dear \_\_\_\_\_,

Thanks for getting back to me. It appears it is only the first condition below which is in contention.

To explain a little further - We receive fairly regular complaints from residents regarding noise from early\late commercial deliveries around Shad Thames and this is a difficult issue for us to resolve as the impact is cumulative from the many businesses in the area and obviously many different suppliers are involved for each business. To try to reduce this we therefore look for control via the Planning and Licensing regimes when possible.

What time do your earliest deliveries need to arrive? Would permitted hours of 07.00-21.00 with an additional delivery management condition along the lines of the following provide a suitable compromise?

*A delivery management plan shall be produced and implemented at the premises, with all staff trained on the most recent iteration of the plan. The plan shall detail:*

- *expected times for all regular deliveries and waste collections*
- *measures to ensure deliveries take place during the hours of 08:00-20:00 wherever possible*
- *practical measures to ensure 'quiet deliveries' and reduce noise and disturbance*

*The plan shall be regularly updated and a copy of the plan and training records be made available to the council on request*

Thanks,

Richard

**Richard Earis**

Principal Environmental Protection Officer

**Environmental Protection Team**

**020 7525 2469**

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

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

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



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**From:**

**Sent:** Monday, June 18, 2018 10:55 PM

**To:** Earis, Richard

**Subject:** Re: Consultation - New Premises Licence, 37 Shad Thames

Good evening Richard



Thanks for the below clarification.

We are indeed very aware of the noise implications of deliveries on Shad Thames and we have worked successfully over the last 2 years to mitigate this issue and I believe, without tempting fate, we have no issues for such a long time. Our neighbour, since gone, Valentina were nightmares in addition to Pizza Express. Through the course of the last 2 years we have ensured that deliveries are minimised to the point we get one to two deliveries before 7am on our open. The remainder of the deliveries we get during operational hours. No deliveries come down Shad Thames during the night, with only foot deliveries of bakers/fruit suppliers on foot walking and letting themselves in via a key. This can happen in the early hours of the morning but again we minimise this by using an expensive soft closing mechanism on our door at number 31 which has kept our neighbours happy.

All of the commercial entities have deliveries during the late evening and early morning, and the estate management work with the local providers to ensure this is minimised as much as possible. I believe, ironically, that Southwark waste removal is one of the first trucks down there and have their own key to the barrier which is put down until 8am.

I think your suggestion is reasonable as long as it has the caveat as to 'wherever possible' is included. Some of our suppliers simply could not deliver during that window. Taking bread as a good example, we cannot open from 7am to serve breakfast without it, and it comes in fresh every morning. I am happy to ensuring that we have a policy in place, as we do currently, to ensure that suppliers only deliver by foot and if a trolley is used it has to have rubber wheels. The protocols we have put in place, including some rather cheeky mythical £100 fines which tends to ensure our suppliers listen (!) , have ensured that the vast majority of our suppliers come post 8am and before 6pm.

The good news about 37 Shad Thames compared to 31 Shad Thames is that they have access into the property from a few different angles which means they can avoid the cobbles which tend to be the biggest issue so we will ensure that the delivery drivers follow this quieter path also.

Thanks in advance and the speed of response

Regards

---

**From:** Earis, Richard  
**Sent:** Friday, July 06, 2018 2:44 PM  
**To:** Regen, Licensing  
**Cc:**  
**Subject:** FW: Consultation - New Premises Licence, 37 Shad Thames

Dear Licensing,

Please see below – I have conciliated my objections to this application.

A full list of agreed conditions is below for ease:

1. A delivery management plan shall be produced and implemented at the premises, with all staff trained on the most recent iteration of the plan. The plan shall detail:
  - expected times for all regular deliveries and waste collections
  - measures to ensure deliveries take place during the hours of 08:00-20:00 wherever possible

- practical measures to ensure 'quiet deliveries' and reduce noise and disturbance  
The plan shall be regularly updated and a copy of the plan and training records be made available to the council on request
2. Noise from plant, patrons and activities at the premises shall be managed to ensure that public nuisance shall not be caused in the vicinity of the premises or intrude inside the nearest or most exposed noise sensitive premises. This shall include regular checks of the outside area during hours of operation.
  3. No more than 35 people shall be permitted in the licensed outdoor area at any time.
  4. There shall be no more than 5 people permitted outside at any one time, to smoke only, after 22:00 hrs.
  5. Customers shall not be permitted to take drinks outside the licensable area of the premises at any time, except for alcohol sold for consumption off the premises, which shall not be sold for immediate consumption in the area around the premises and shall be supplied in sealed containers that require a tool such as a bottle opener or corkscrew to be opened.
  6. Amplified music, song or speech shall not be broadcast in external areas at any time.
  7. A comprehensive Dispersal Policy shall be produced and implemented at the premises, with all staff trained on the most recent iteration of the policy. A record of staff training on the Dispersal Policy shall be kept at the premises and a copy of the policy and training records be made available to the council or police on request.

Kind Regards,

Richard

**Richard Earis**

Principal Environmental Protection Officer

**Environmental Protection Team**

**020 7525 2469**

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

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

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

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



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

**From:** Tear, Jayne  
**Sent:** Monday, June 25, 2018 3:20 PM  
**To:** Regen, Licensing  
**Cc:** McArthur, Wesley  
**Subject:** REPRESENTATION RE CHAPEAU, 37 SHAD THAMES  
**Importance:** High

Dear Licensing

Please find attached my representation regarding the above application,

With kind regards

Jayne

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

Southwark Council | Licensing Unit

160 Tooley Street | London | SE1 2QH

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



Womens Safety Charter

<https://www.southwark.gov.uk/community-safety/let-s-talk-about-women-s-safety>

## MEMO: Licensing Unit

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**To** Licensing Unit                      **Date** 25 June 2018

**Copies**

**From** Jayne Tear                      **Telephone** 020 7525 0396                      **Fax**

**Email** jayne.tear@southwark.gov.uk

---

**Subject** Re: Chapeau Towerbridge Limited, 37 Shad Thames, London, SE1 2NJ  
 – Application for a premises licence

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

- Supply of alcohol (on and off the premises) on Monday to Sunday from 07:00 to 22:00
- Overall opening times shall be on Monday to Sunday from 07:00 to 23:00

The premises is described within the application as '*Café serving breakfast brunch and lunch open Monday to Sunday 7am to 6pm. 2200sqft space with 70 seats internally and 35 seats externally*'.

The premises is situated within the Bankside, Borough, London Bridge Strategic Cultural Area

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

I seek clarification on the following 2 points:

- The outside area of the premises, as it is not clear from the plan whether it is a closed area and the use is solely for the premises patrons.
- Within the application description it is stated that the premises will '*open Monday to Sunday 7am to 6pm*' and on the form the opening hours applied for are Monday to Sunday from 07:00 to 23:00.

Due to the lack of information provided with this application, to address the licensing objectives I ask the applicant to provide the following information

- An accommodation limit for the inside of the premises (to be conditioned)
- An accommodation limit for the outside of the premises (to be conditioned)
- A written dispersal policy for the premises (to be conditioned)

And add the following conditions to the operating schedule:

- Any '*off sales*' of alcohol shall be provided in sealed containers and taken away from the premises
- That clear legible signage shall be prominently displayed where it can be easily seen and read, requesting that alcohol sold as off sales should not be opened and consumed in the vicinity of the premises

I reserve the right to comment further once all of the information is provided.

I therefore submit this representation for consideration and welcome any discussion with the applicant.

Southwark's Statement of Licensing Policy 2016 – 2020 can be found on the following link:  
<http://lbs-mapweb-01:9080/connect/Includes/APPIMA/SSOLP1620.pdf>

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

**From:**  
**Subject:** Attachments - 37ST Premises License  
**Date:** 25 June 2018 at 14:25:07 BST  
**To:** [jayne.tear@southwark.gov.uk](mailto:jayne.tear@southwark.gov.uk)  
**Cc:** Wesley McArthur <[Wesley.McArthur@southwark.gov.uk](mailto:Wesley.McArthur@southwark.gov.uk)>

Hi Jayne

Thank you for the call earlier.

See attached the area as discussed in which we will have our chairs and tables. This is our lease license so it's towards the end of the document

In terms of an accommodation limit - we would like 100 internal patrons and 40 external patrons.

Any questions do let me know thanks very much

Regards

---

**From:**  
**Sent:** Monday, July 23, 2018 11:21 AM  
**To:** Franklin, David  
**Cc:** Tear, Jayne  
**Subject:** Fwd: Attachments - 37ST Premises License

Dear David

Nice to meet you.

I am following up in relation to conversations I had with Jayne before she went on leave in relation to our premises license at The Watch House, 37 Shad Thames, SE1 2YR. Wesley has also written to me with the specific points as outlined below. For ease of reference see below in bold.

Please can you let us know the LRA position following these agreements below.

Regards

1. Stating whether the outside area is enclosed and solely for customer use or not. **The outside area is for sole use of our customers only. It is enclosed via the use of trees/plants in pots and sits directly at the rear of our unit.**

2. Confirming that the opening hours of the premises are 07:00 – 23:00 as stated in part L of the application or 07:00 to 18:00 as stated in the description of the premises. You do not need to provide further explanation, just clarification as to the actual intended opening hours of the premises. **The Watch House is a cafe currently and we trade 7am to 6pm Monday to Sunday. However, we also have a premises license 7am to 11pm as we do seasonally open in the evening, and also out of season do private events. Therefore, we have applied for 7am to 23:00 as we did at 31 Shad Thames in 2016.**

3. Consider conditions as follows:

*“That the accommodation of limit for the inside of the premises (excluding staff) shall be 100 persons only at any one time.” **Agreed***

*“That the accommodation of limit for the external area of the premises (excluding staff) shall be 40 persons only at any one time.” **Agreed***

*“That any ‘off sales’ of alcohol shall be sold in sealed containers and taken away from the premises.” **Agreed***

*“That clearly legible signage shall be prominently displayed where it can easily be seen and read by customers, in both the internal and external areas of the premises, requesting to the effect that alcohol sold as off sales should not be opened and consumed in the vicinity of the premises. Such signage shall be kept free from obstructions.” **Agreed***

4. Either provide a written dispersal policy as requested or consider providing the following condition:

*“That a written dispersal policy shall be devised and be kept at the premises. All relevant staff should be trained in respect of the policy. The policy will include (but not necessarily be limited to) the following: **Agreed***

- *Details as to how customer / staff egress at the premises shall be managed to minimise causing nuisance.*
- *Details of public transport in the vicinity and how customers will be advised in respect of it.*
- *Details of the management of taxis to and from the premises.*
- *Details of the management of any ‘winding down’ period at the premises.*
- *Details of the use of security and stewarding in respect of managing customer dispersal from the premises.*
- *Details of any cloakroom facility at the premises and how it is managed.*
- *Details of road safety in respect of customers leaving the premises.*
- *Details of the management of ejections from the premises.*
- *Details of how refuse / waste in the local vicinity arising through the operation of the premises will be cleared up (e.g. waste glassware or earthenware). **All Agreed***

*Records of staff training in respect of the dispersal policy shall be kept at the premises and shall include the name of the trainee, the name of the trainer, signatures of both the trainee and trainer, the date that the training was given and a declaration that the training has been received and understood.” **Agreed***

---

On 23 Jul 2018, at 13:30, Franklin, David <[David.Franklin@SOUTHWARK.GOV.UK](mailto:David.Franklin@SOUTHWARK.GOV.UK)> wrote:

Hi ,

I have some concerns with regards to the plans submitted, they depict an outside area in courage yard with no curtilage and they do not seem to be part of the licensed premises. Please can you clarify if you are intending for this area to be used for the sale and/or consumption of alcohol and if so to highlight the extent of the consumption area on the plans to show how large it will be.

Kind regards

David

David Franklin

Team Leader Licensing  
Regulatory Services



Womens Safety Charter

<https://www.southwark.gov.uk/community-safety/let-s-talk-about-women-s-safety>

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**From:**

**Sent:** Monday, July 23, 2018 1:54 PM

**To:** Franklin, David

**Cc:** Tear, Jayne

**Subject:** Re: Attachments - 37ST Premises License

Hi David

I previously sent to Jayne a copy of our outside license for space which depicts the exact area - do you have this to reference? I attach again at the bottom of this email.

This area is outside seating for our customers in the summer time, rather the same as Starbucks and Cafe Paradiso nearby with the latter operating under a premises license.

Our use of the space will act as space for our customers to sit and each brunch / lunch and we will be selling alcohol to them also.

Regards

---

**From:** Franklin, David

**Sent:** Monday, July 23, 2018 2:59 PM

**To:** McArthur, Wesley

**Subject:** FW: Attachments - 37ST Premises License

Hi Wes,

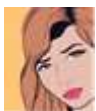
Please can you check if the conditions agreed conflict with any other RA agreements, I think EPT have agreed 35 outside.

The plans within the document attached should form part of the plans for the premises.

Thanks

David

David Franklin  
Team Leader Licensing  
Regulatory Services



Womens Safety Charter



<https://www.southwark.gov.uk/community-safety/let-s-talk-about-women-s-safety>

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On 24 Jul 2018, at 12:53, McArthur, Wesley <[Wesley.McArthur@southwark.gov.uk](mailto:Wesley.McArthur@southwark.gov.uk)> wrote:

Hi Both,

- you previously agreed with the Environmental Protection Team (EPT) to the following condition:

*"That no more than 35 people shall be permitted in the licensed outdoor area at any time."* The EPT withdrew their representation based on the conditions you agreed to with them.

Therefore to avoid any conflicting conditions please confirm that you are withdrawing the following suggested condition:

*"That the accommodation of limit for the external area of the premises (excluding staff) shall be 40 persons only at any one time."*

If possible please also provide me with a copy of the original digital version, or a photocopy of the original paper document, of plan number L173138-A09-001 in the attached document (labelled as 'plan 1').

**David** – none of the other conditions below conflict with any conditions proposed by other RAs.

Regards,

***Wesley McArthur***

Principal Enforcement Officer  
London Borough of Southwark

***E-mail:*** [wesley.mcarthur@southwark.gov.uk](mailto:wesley.mcarthur@southwark.gov.uk)

***General:*** [licensing@southwark.gov.uk](mailto:licensing@southwark.gov.uk)

***Phone:*** 020 7525 5779

***Fax:*** 020 7525 5705

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

<https://www.southwark.gov.uk/community-safety/let-s-talk-about-women-s-safety>

---

**From:**

**Sent:** Tuesday, July 24, 2018 1:15 PM

**To:** McArthur, Wesley

**Cc:** Franklin, David

**Subject:** Re: Application for a premises licence - Chapeau Tower Bridge, 37 Shad Thames, London, SE1 2NJ (our ref: L1U 863440)

Hi Wesley

Thanks and that's fine I am happy to keep it to 35.

Regarding the digital version, sorry I'm lost what exactly are you looking for

Regards

**From:** Franklin, David  
**Sent:** Tuesday, August 07, 2018 2:59 PM  
**To:** Tear, Jayne  
**Subject:** FW: Application for a premises licence - Chapeau Tower Bridge, 37 Shad Thames, London, SE1 2NJ (our ref: L1U 863440)

Hi Jayne,

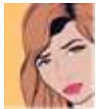
They have agreed to all our concerns, including lowering the outside accommodation to be the same as agreed with EPT, see emails below.

I can't find an email withdrawing so please confirm to Wes.

Regards

David

David Franklin  
Team Leader Licensing  
Regulatory Services



Womens Safety Charter

<https://www.southwark.gov.uk/community-safety/let-s-talk-about-women-s-safety>

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**From:** Tear, Jayne  
**Sent:** Thursday, August 30, 2018 1:13 PM  
**To:** McArthur, Wesley  
**Subject:** FW: Application for a premises licence - Chapeau Tower Bridge, 37 Shad Thames, London, SE1 2NJ (our ref: L1U 863440)

Hi Wesley,

Please see David's email below – he says that he has conciliated. So the rep is withdrawn,

With kind regards

Jayne

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

Southwark Council | Licensing Unit

160 Tooley Street | London | SE1 2QH

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

**Copies of the representations submitted by 'other persons'**

**Party 1**

From:

Sent: Tuesday, June 26, 2018 10:26 AM

To: Regen, Licensing

Subject: License Application No. 863440: 37 Shad Thames SE1 2NJ

Dear Southwark Licensing,

As a long leaseholder / resident for 25 years at [REDACTED], and living above this property I strongly object to this application for a alcohol license.

37 Shad Thames has 3 sets of double doors in the path of the main residential entrance to my building Eagle Wharf Court, one of four residential blocks surrounding [Horselydown Square] Courage Yard totalling over 200 flats. You can see this 3 set of double doors on page 3 of the marketing particulars by the freeholder of Courage Yard.

The daily noise and presence of drinkers and smokers constitutes a serious public nuisance to residents such as myself living in Eagle Wharf and those around the square in general.

This is an 80% residential area, including families with children such as my own, and we should not have to run the gauntlet of the groups of drinkers that inevitably gather outside such premises, or put up with their presence until late hours. This square [Horselydown Square] Courage Yard has two covenants against the sale of alcohol (Southwark Planning 2016 and Samuel Smith Brewery 100 metres) and these must be maintained if the residents here are to have any peace. The square significantly reverberates noise both day and night and for residents, particularly those on the lower floors, they lose their right to a peaceful residential amenity.

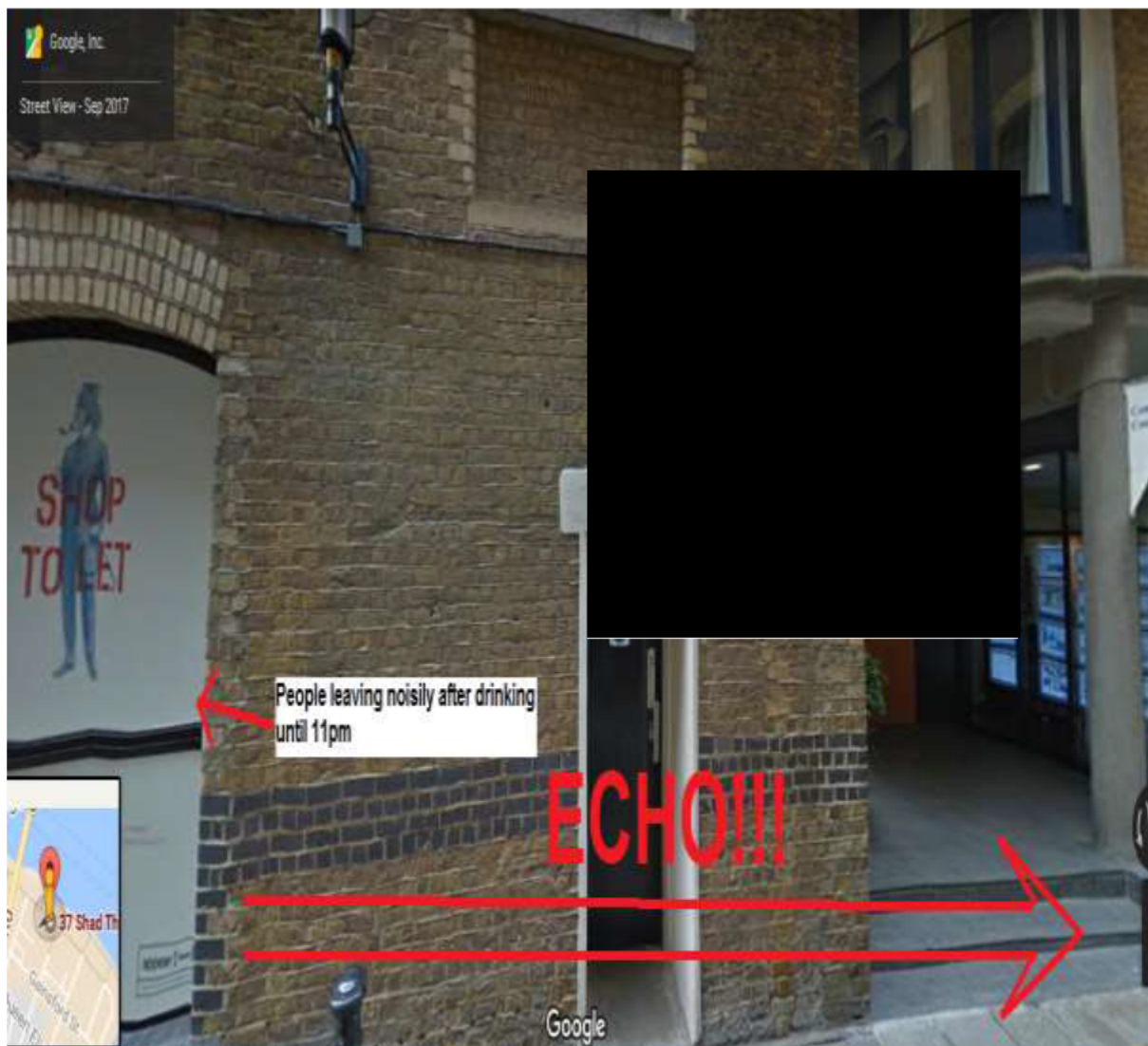
Thank you

**Party 2****From:****Sent:** Monday, June 25, 2018 5:23 PM**To:** Regen, Licensing**Cc:** McCallum, Hamish; Mann, Eliza**Subject:** Application for Licence Number: 863440 37 Shad Thames SE1 2NJ

Hi, as long-term owner/occupier of Shad Thames, Flat , Compass Court I am extremely concerned about your proposal to begin selling alcohol from a premises immediatly next door to our building and directly below the room in which our 7-month old currently sleeps. This street is already suseptible to noise generated on Shad Thames given the 'corridor effect' and this will only add to the problems. Reject. Please.

Yours sincerely,

For illustrative purposes:



**Parties 3 & 4**

Senders Email Address:

Message:

I have just seen the application for a licence for [37 Shad Thames](#), ref 886440. There are several standing restrictions on alcohol sales and licences in the Sha Thanen and Courage Yard areas. These should be honoured. The area is meant to be covered by the councils standing orders. This application should be vigorously opposed and rejected.

Many thanks  
and

---

**From:****Sent:** Tuesday, June 26, 2018 7:12 AM**To:** Regen, Licensing**Subject:** Re: Contact form for: Licensing Team

Thank you for your email. We are strongly opposed to this application as you saw. Primarily it is based on the area being directly under our building and, as such, the potential noise and disruption would be unacceptable. In terms of your categories that is clearly public nuisance and safety for the children living in the flats.

Many thanks  
and

**Party 5**

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

From:

Sent: Tuesday, June 26, 2018 8:32 AM

To: Regen, Licensing

Subject: Re License Application No. 863440: 37 Shad Thames SE1 2NJ

To Southwark Council Licensing

Re License Application No. 863440; 37 Shad Thames SE1 2NJ

Dear Sirs,

As a long term resident living immediately adjacent to this property I would like to strongly object to this alcohol license. 37 Shad Thames has an exit/entrance immediately adjacent the entrance to Eagle Wharf Court, one of four residential buildings surrounding Courage Yard. The noise and presence of drinkers and smokers constitutes a serious public nuisance to residents in Eagle Wharf and those around the square in general. This is predominantly a residential area and residents, including families with children, should not have to run the gauntlet of the groups of drinkers that inevitably gather outside such premises in warm weather, or put up with their presence until late hours. This area has covenants against such activities, including the sale of alcohol and these must be maintained if the residents here are to have any peace.

Yours faithfully,

**Party 6**

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

From:

Sent: Monday, June 25, 2018 9:01 PM

To: Regen, Licensing

Subject: Application 863440 - objection

I object to Licensing Application 863440 for 37 Shad Thames

1. This space lies within the 100m zone of the restrictive covenant of Samuel Smith's brewery.
2. Courage Yard has a restriction on the sale of alcohol and the back door to this unit is in Courage Yard. We should not have to fight these 'back door' applications.
3. The back door in Courage Yard is beside the entry door to residential units in Eagle Wharf Court. It will be intimidating to enter my building when drinkers are around the doorway as they inevitably will be.
4. The noise of drinkers leaving will be disruptive to residents in surrounding buildings. Noise in Courage Yard resonates around the square - one or two raised voices at night can prevent the residents in approximately 200 flats sleeping.
5. Smokers always cluster round doorways - litter and smells and rising smoke will be unpleasant for residents.
6. Families, pensioners and permanent residents have made their homes here in Eagle Wharf Court and our quality of life and safety should be protected. We can't be expected to continue to pay high council taxes for reduced amenity.

**Party 7****From:****Sent:** Monday, June 25, 2018 8:09 PM**To:** Regen, Licensing**Subject:** Objection to the Licence Application no 863440

Dear Sirs,

I am writing to submit my objection to the Licence Application no 863440 made by Chapeau Towerbridge Ltd of 37 Shad Thames SE1 2NJ on 31 May 2018.

I am a leaseholder and resident [REDACTED], my flat is about 40metres away from 37 Shad Thames, across Courage Yard also known as Horselydown Square, previously known as Tower Bridge Piazza.

The premises are on the ground floor of another residential block, Eagle Wharf Court, facing my flat across the square. The area is a majority residential, over 75% flats with a minority of commercial units (under 25%).

As the area is mainly residential, and the unit has only A1/A2/A3 usage, the licence application should be turned down. Granting a licence for any period of time will increase the likelihood of more people causing a public nuisance in and around the square. There is enough noise and disturbance created by people leaving other licenced premises in the Shad Thames area which disturbs my sleep at night, I do not see that there is any reason to add to this.

In addition, I understand that none of the premises around the square should be able to sell alcohol as this would break the condition in the planning application approved in 2016 when the Courage Yard landlord applied for changes to the planning permissions in place at that time.

Secondly, Sam Smiths brewery, owner of the Anchor Tap pub which is located just off the SW corner of the square, has a covenant in place which expressly forbids the sale of alcohol by anyone/ any premise around the square. This was a condition the brewery put in place when the area was originally developed.

So, on a legal basis, I cannot see that any type of licence to sell alcohol should be granted to the applicant as this would be encouraging him/them to break the planning permissions granted in 2016 and the covenant. I would not think the licencing committee/officers would want to be complicit in this, there could be legal ramifications on a personal as well as a corporate basis.

Finally, I would be grateful if you would keep my personal details (name, address, email address) confidential ie outside the public domain.

Yours sincerely,



**Party 8****From:****Sent:** Monday, June 25, 2018 8:00 PM**To:** Regen, Licensing**Subject:** Licensing Register - Application for License 863440

Dear Sir

I have resided in Eagle Wharf Court since 1987.

These premises form part of the ground floor of this residential building and the rear entrance of this property is adjacent to the main entrance to Eagle Wharf Court.

I strongly object to this licensing proposal which adversely affects my amenity (public nuisance, disturbance etc) according to National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007.

It contradicts the decision to prohibit the sale of alcohol in Decided Planning Application 16/AP/0615 in relation to adjacent Courage Yard properties.

It contradicts a restrictive covenant forbidding the sale of alcohol within 100m of the nearby public house operated by Samuel Smith Breweries.

Yours sincerely

---

**From:****Sent:** Tuesday, June 26, 2018 11:38 AM**To:** Jerrom, Charlie**Subject:** Re: Licensing Register - Application for License 863440

Hello Charlie

Then I confirm that it is based on the potential for public nuisance arising from the noisy entrance and egress of intoxicated clients to this establishment.

As an example, the shrieks and drunken behaviour of attendees to the nearby Horace Jones Vaults penetrates the quietness of the enclosed Courage Yard late into the evening, and causes considerable nuisance to the peaceful enjoyment of my property. I do not want this to be repeated with the current application.

Regards

**Party 9****From:****Sent:** Tuesday, June 26, 2018 9:43 AM**To:** Regen, Licensing**Subject:** Applicatoin for License Number 863440 : 37 Shad Thames

Dear Licensing Southwark Council,

As a leaseholder living in the residential floors above this building, I strongly object to this new premise application for supply of alcohol on and off the premises at 37 Shad Thames SE1 2NJ.

This application conflicts with the A1/A2/A3 usage by this unit 37 Shad Thames. 37 Shad Thames is on the site of the Courage Yard [Horselydown Square] development and is on the ground floor of our 6 story residential building Eagle Wharf Court, floors 1 to 7 being wholly resident occupied. A condition of granting planning application for the Courage Yard [Horselydown Square] development was that none of the premises may sell alcohol, and that this restriction would be rigorously applied by Southwark Planning Committee to all units to protect the residential amenity, since 80% of the Horselydown Square area is resident occupied. [Decided Planning application 16/AP/0615].

Note that the restriction on the sale of alcohol was put in place to prevent crime and disorder, prevent public nuisance, protect public safety and protect children from harm. Granting an alcohol license to this property would be jeopardise these values.

Furthermore the Samuel Smith Brewery has a covenant on the sale of alcohol within 100 metres and 37 Shad Thames is measured within 93 metres. Granting this license would be a violation of their covenant.

Granting of this license application would be a violation of the Planning application and a violation of the Samuel Smith Brewery and would provoke a legal challenge from impacted parties.

Yours sincerely,

---

**From:****Sent:** Wednesday, June 27, 2018 10:48 AM**To:** Jerrom, Charlie**Subject:** RE: Applicatoin for License Number 863440 : 37 Shad Thames

Hello Charlie,

I believe that I have mentioned in my objection that the proposed license will negatively impact all of 4 of the items that you reference.

The property applying for a license is part of a building which is primarily residential. In recognition of this fact, Southwark Planning applied a restriction on the sale of alcohol in this development. This would be analogous to granting somebody a license to sell alcohol in your dining room!

The granting of an alcohol license will increase the noise levels (nuisance), unruly behaviour (disorder and public nuisance). Children living in the building will also be exposed to the noise and unruly behaviour.

I trust that this addresses your questions.

Best regards,

**Party 10****From:****Sent:** Wednesday, June 27, 2018 3:01 PM**To:** Regen, Licensing**Subject:** Objecting to Licensing Register - Applications for Premises Licences, Club Registrations, and Reviews Details for Licence Number: 863440

Dear Sir

I would like to object to Licensing Register - Applications for Premises Licences, Club Registrations, and Reviews Details for Licence Number: 86344. I am a resident of the adjacent [REDACTED] Shad Thames. My property also overlooks Courage Yard. My neighbour has submitted a very well-written objection which I agree with, so I am using his wording, with his permission.

First, I would like to add a point of my own. The entrance to the premises is close to Tower Bridge and visible from it. The availability of alcohol late evening is likely to attract drunks from Tower Bridge Road. This is a real threat to public safety: there was a murder on the nearby corner of Horsleydown Lane and Gainsford Street in 2015 when a fight spilled over to there from Tower Bridge Road / Tooley Street. I believe for this reason my objection comes under three of the criteria you give for making an objection: "prevention of crime and disorder", "prevention of public nuisance" and "public safety".

Here are the points raised by my neighbour, which I agree with, most of which fall into the category of "public nuisance".

**Unsuitable Acoustics**

The unusual acoustics of both Courage Yard (formerly Tower Bridge Piazza) and the street of Shad Thames amplify noise disproportionately, via the reverberation of sound waves around the sides of the contained square and between the two facades of the narrow cobbled street. The dispersal of customers from morning until night (some under the influence) would create a frequent, daily and disproportionate noise nuisance.

**Drain on Southwark Council**

Tower Bridge Piazza / Courage Yard is the source of a high number of call outs and complaints to the council Noise Abatement Team. Licensing these premises could cause an additional drain on council resources.

**Protection of the Historical Anchor Tap**

The Anchor Tap has a covenant over the entire estate preventing the sale of alcohol. I believe it is important to protect the Anchor Tap as the sole functioning remnant of the neighbourhood's historical association with the brewing industry.

**Ruin Peaceful Enjoyment of Homes**

The premises front onto a highly residential courtyard, and the enjoyment of over 200 homes would be compromised if this space were granted an alcohol license. On the street side, the noise pollution is just as bad and arguably the number of homes even higher. The apartments in Compass Court could suffer noise increased noise pollution on both sides.

**Contradicts Freeholder Assurances**

Thresneedle, the new freeholder, has in various consultations with residents given repeated assurances to that alcohol-free trade in the square would be protected. Allowing it to lease premises serving alcohol makes a mockery of the consultation process and is in direct contravention of these assurances.

**Dangerous Precedent**

The freeholder has repeatedly advised tenants that the vision for the square is to make it a centre for coffee culture. If a license is granted for these premises, it will set a dangerous precedent that the freeholder is likely to exploit to enable the leasing of the central pavilion as premises able to secure an alcohol license.

#### Future of Permanent Tension

Such a scenario would adversely alter the nature of the development and create a relationship of tension between leaseholders and the freeholder. It is in everyone's interests, including those of the council, that this be avoided at all costs.

#### Adequate Provision

There is already adequate provision for drinking alcohol in many premises in Shad Thames, including pubs on Tower Bridge Road, the Thames riverside, Gainsford Street and Horselydown Lane.

#### Inadequate Supply Access

The streets of the neighbourhood of Shad Thames do not lend themselves to the trucks needs to supply wet-led businesses. Also, spare retail capacity in Courage Yard needs to be allowed to fill up gradually and the impact of supply-chain traffic needs to be assessed again before granting a license to the type of business that could cause irreversible problematic congestion in neighbouring blocks.

*With kind regards*

**Party 11****From:****Sent:** Monday, June 25, 2018 4:13 PM**To:** Regen, Licensing**Subject:** Objection: application 863440

Dear Sir/Madam

I wish to object in the strongest possible terms to the above application on the following grounds:

**Unsuitable acoustics**

The unusual acoustics of both Courage Yard (formerly Tower Bridge Piazzz) and the narrow street of Shad Thames amplify noise disproportionately, via the reverberation of sound waves around the size of the contained square and between the two facades of the cobbled street. This would create a frequent and daily nuisance.

**Drain on Southwark Council**

Tower Bridge Piazza/Courage Yard is the source of a high number of call outs and complaints to the council Nouse Abatement Team. Licensing these premises would cause an additional drain on council resources.

**Protection of the historical Anchor Tap**

The Anchor Tap has a covenant over the entire estate preventing the sale of alcohol. I believe it is important to protect the Anchor Tap as the sole functioning remnants of the neighbors historical association with the brewing of beer.

**Ruin peaceful of enjoyment of homes**

The premises front onto a highly residential courtyard, and the enjoyment of over 200 homes would be compromised if this space were granted an alcohol license.

**Contradicts Feeholder assurances**

Thresneedle, the new freeholder, has in various consultations with residents given repeated assurances to that alcohol free trade in the square would be protected. Allowing it to lease premises serving alcohol makes a mockery of the consultation process and is in direct contravention of these assurances.

**Dangerous precedent**

The freeholder has repeatedly advised tenants that the vision for the square is to make it a centre for coffee culture. If a license is granted for these premise, it will set a dangerous precedent that the freeholder is Likely to exploit to enable the leasing of the central pavilion as premises able to secure an alcohol license.

**Future of permanent tension**

Such a scenario would adversely alter the nature of the development and create a relationship of tension between leaseholders and the feeholders for the test of time. It is in everyone's interests, including those of the council, that this be avoided at all costs.

**Adequate provision**

There is already adequate provision for drinking alcohol in many premises in Shad Thames, including pubs on tower bridge road, the Thames riverside, Gainsford St and Horselydown Lane.

**Inadequate supply access**

The streets of the neighbourhood of Shad Thames do not lend themselves to the trucks needs to supply wet-led businesses. Also, spare retail capacity in Courage Yard needs to be allowed to fill up Gradually and the impact of supply chan traffic assessed again before granting a license to the type of business that could cause irreversible problematic congestion in neighbouring blocks.

Thank you for your kind consideration of these points.

Yours faithfully

---

**From:****Sent:** Wednesday, June 27, 2018 4:10 PM**To:** Jerrom, Charlie**Subject:** Re: Objection: application 863440

Sorry Charlie. Your mail did say postal code, not address, but very happy to furnish. Thank you again for taking the steps promptly to correct my original omission and thereby ensuring my Objection be taken into consideration.

**Party 12****From:****Sent:** Wednesday, June 27, 2018 4:33 PM**To:** Regen, Licensing**Subject:** Objecting to Licensing Register - Applications for Premises Licences, Club Registrations, and Reviews Details for Licence Number: 863440

My neighbour has submitted a very well-written objection to this application, which I agree with, so I am using his wording, with his permission.

Here are the points raised by my neighbour, which I agree with, most of which fall into the category of "public nuisance".

**Unsuitable Acoustics**

The unusual acoustics of both Courage Yard (formerly Tower Bridge Piazza) and the street of Shad Thames amplify noise disproportionately, via the reverberation of sound waves around the sides of the contained square and between the two facades of the narrow cobbled street. The dispersal of customers from morning until night (some under the influence) would create a frequent, daily and disproportionate noise nuisance.

**Drain on Southwark Council**

Tower Bridge Piazza / Courage Yard is the source of a high number of call outs and complaints to the council Noise Abatement Team. Licensing these premises could cause an additional drain on council resources.

**Protection of the Historic Anchor Tap**

The Anchor Tap has a covenant over the entire estate preventing the sale of alcohol. I believe it is important to protect the Anchor Tap as the sole functioning remnant of the neighbourhood's historical association with the brewing industry.

**Ruin Peaceful Enjoyment of Homes**

The premises front onto a highly residential courtyard, and the enjoyment of over 200 homes would be compromised if this space were granted an alcohol licence. On the street side, the noise pollution is just as bad and arguably the number of homes even higher. The apartments in Compass Court could suffer increased noise pollution on both sides.

**Contradicts Freeholder Assurances**

Threadneedle, the new freeholder, has in various consultations with residents given repeated assurances that alcohol-free trade in the square would be protected. Allowing it to lease premises serving alcohol makes a mockery of the consultation process and is in direct contravention of these assurances.

**Dangerous Precedent**

The freeholder has repeatedly advised tenants that the vision for the square is to make it a centre for coffee culture. If a licence is granted for these premises, it will set a dangerous precedent that the freeholder is likely to exploit to enable the leasing of the central pavilion as premises able to secure an alcohol licence.

**Future of Permanent Tension**

Such a scenario would adversely alter the nature of the development and create a relationship of tension between leaseholders and the freeholder. It is in everyone's interests, including those of the council, that this be avoided at all costs.

**Adequate Provision**

There is already adequate provision for drinking alcohol in many premises in Shad Thames, there are also pubs on Tower Bridge Road, the Thames riverside, Gainsford Street and Horselydown Lane.

#### Inadequate Supply Access

The streets of the neighbourhood of Shad Thames do not lend themselves to the trucks needs to supply wet-led businesses. Also, spare retail capacity in Courage Yard needs to be allowed to fill up gradually and the impact of supply-chain traffic needs to be assessed again before granting a licence to the type of business that could cause irreversible problematic congestion in neighbouring blocks.

Kind regards



**Party 13****From:****Sent:** Wednesday, June 27, 2018 4:54 PM**To:** Regen, Licensing**Subject:** Licensing Register - Application for Licence Number: 863440

Dear Licensing Southwark Council,

I am a long leaseholder of a flat on the residential floors at Eagle Wharf Court, which are immediately above the location of this application. I strongly object to this new premises application for supply of alcohol on and off the premises at 37 Shad Thames SE1 2NJ. My objections relate to the prevention of crime and disorder and public nuisance as outlined in the Licensing Act 2003.

The nature of this application conflicts with the A1/A2/A3 usage permitted at this unit: 37 Shad Thames. 37 Shad Thames is on the site of the Courage Yard [ Horselydown Square ] development. It is on the ground floor of our 6 story residential building Eagle Wharf Court, of which floors 1 to 7 are totally occupied by residents. 37 Shad Thames is being marketed as a lettable retail space by the freeholder of Courage Yard and it has rear doors that open onto Courage Yard in the path of the main pedestrian entrance to Eagle Wharf Court. This proposed use is inappropriate for this location. Such a permit would bring large numbers of people into this residential area, which is enclosed by buildings and glass, which means that any noise is substantially reverberated around this enclosed area.

In addition, permitting any business to come in and rent a space at this location to sell alcohol would substantially change the character and safety of the square as most of the units have A1/A2/A3 permitted usage and are currently unlet. This would cause increased public nuisance at the site, for example from outdoor smokers, right next to our front door and below our windows. Also potential loud, drunken behaviour, such as we already see close to other establishments nearby with alcohol licenses, would impact badly on the daily experience of the local residents, especially the children resident in the block, who would have to pass close by to gain entry to their home and would be disturbed by the noise at their bed time.

Our ward has already been experiencing a steep increase in anti-social behaviour, violent crime and theft in recent months, which is undoubtedly linked to the increase in the number of bars and venues selling alcohol that have already been permitted. I hope that the Licensing authority will also recognise that this cannot continue unchecked and that this particular area of Courage Yard also has a long standing local resident population that the Council should also consider and protect from commercial development which brings with it late night nuisance and crime, noise and anti-social behaviour. Threadneedle Hedge fund are the new freeholder at Courage Yard (formerly Tower Bridge Pizza). Obviously they have no interest in the well being of residents in the buildings and just wish to achieve full occupancy of their commercial units. When they applied for planning permission initially when they took over the freehold, they wanted to locate businesses selling alcohol. However at that stage they were refused by Southwark Planning and A1/A2/A3 usage was awarded. This represents another attempt to get what they wanted initially-if they can get this permit passed by your committee, presumably that would increase their chances of letting these other commercial units and increasing their profits. We, the people who live in the buildings in Courage yard, are therefore reliant on the Licensing authority and the Planning Committee at Southwark Council to protect our home environment and wellbeing.

It was for these reasons to protect this residential area for local residents that a condition of granting planning application for the Courage Yard [ Horselydown Square ] development was that none of the premises may sell alcohol, and we were assured that this veto would properly be applied by Southwark Planning Committee to all units to protect the residential amenity, as 80% of the Horselydown Square area is resident occupied. [Decided Planning application 16/AP/0615].

Additionally you should know that the Samuel Smith Brewery operates a 100 metre covenant on the sale of alcohol and 37 Shad Thames is within 93 metres of this area, and therefore this represents a further veto of the sale of alcohol at this location. Samuel Smith Brewery was notified by the Shad Thames Residents Association [STRA] of this application 863440 for a licence to sell alcohol on June 19<sup>th</sup>. The Shad Thames Area Management Partnership [STAMP] have also been notified.

Therefore any grant of an alcohol licence by Licensing is already prohibited by Southwark Planning and I urge that, in addition to the above, this application is rejected by the Licensing authority based on the grounds I have outlined related to the likelihood of increased public nuisance, anti-social behaviour and crime that would be caused were such a permit granted.

Yours sincerely,

**Party 14****From:****Sent:** Thursday, June 28, 2018 3:18 PM**To:** Regen, Licensing**Cc:** McCallum, Hamish; Mann, Eliza**Subject:** Application for Licence Number: 863440 [37 Shad Thames SE1 2NJ](#)

Dear Licensing Southwark Council,

I am writing as a resident of Eagle Wharf Court to object to the proposed supply of alcohol at the above address in [Shad Thames. 37 Shad Thames](#) is beneath our apartment block and the sale of alcohol will result in an increase in noise in an area that already suffers from such public nuisance problems. It may well lead to increased local nuisance and public disorder thus severely damaging the rights and living conditions of the residents in the Eagle Wharf apartment block, as well as the many others close by.

In addition I fully support the comments made by another resident which I have copied and pasted below. I therefore strongly object to the sale of alcohol both on and off the premises at 37 Shad Thames and trust that approval will not be given.

Regards

"This application conflicts with the A1/A2/A3 usage by this unit [37 Shad Thames](#). 37 Shad Thames is on the site of the Courage Yard [ Horselydown Square ] development and is on the ground floor of our 6 story residential building Eagle Wharf Court, floors 1 to 7 being wholly resident occupied. A condition of granting planning application for the Courage Yard [ Horselydown Square ] development was that none of the premises may sell alcohol, and that this veto would properly be applied by Southwark Planning Committee to all units to protect the residential amenity, as 80% of the Horselydown Square area is resident occupied. [Decided Planning application 16/AP/0615].

Additionally the Samuel Smith Brewery operate a 100 metre covenant on the sale of alcohol and [37 Shad Thames](#) is measured within 93 metres , and therefore this represents a further veto of the sale of alcohol. Samuel Smith brewery were notified by the Shad Thames Residents Association [STRA] of this application 863440 for a licence to sell alcohol on June 19<sup>th</sup>. The Shad Thames Area Management Partnership [STAMP] have also been notified.

Therefore any grant of an alcohol licence by Licensing is prohibited by Southwark Planning. I have thereby copied the Riverside Councillors Hamish McCallum and Eliza Mann. I have also attached the marketing brochure by the freeholder where [37 Shad Thames](#) is included in the Courage Yard marketing particulars and there is no question therefore that this [unit 37 Shad Thames](#) falls within the Planning Committee prohibition on the sale of alcohol."

---

On Thu, Jun 28, 2018 at 3:55 PM, Jerrom, Charlie <[Charlie.Jerrom@southwark.gov.uk](mailto:Charlie.Jerrom@southwark.gov.uk)> wrote:

Hi

To process we will need you full address.

Regards

**Charlie Jerrom**  
**Service Support Officer**  
Licensing Team  
Tel: 020 7525 5718

---

**From:**

**Sent:** Thursday, June 28, 2018 4:00 PM

**To:** Jerrom, Charlie

**Subject:** Re: Application for Licence Number: 863440 37 Shad Thames SE1 2NJ

Hello

It is

**Party 15****From:****Sent:** 02 July 2018 10:03**To:** Regen, Licensing**Subject:** Application for License Number 863440 37 Shad Thames SE 2NU

Subject: Application for Licence Number: 863440 37 Shad Thames SE1 2NJ

Dear Licensing Southwark Council,

As a long leaseholder of this building, I strongly object to this new premise application for supply of alcohol on and off the premises at 37 Shad Thames SE1 2NJ. The grounds for my objection are set out below but in short, the application contravenes current planning restrictions put in place for the sale of alcohol in Courage Yard, restrictions in place through a Samuel Smiths Brewery covenant and, if granted, would represent a risk of public nuisance, crime and disorder and a risk to children playing in the Yard as the premises have access directly onto courage Yard.

This application conflicts with the A1/A2/A3 usage by this unit 37 Shad Thames. 37 Shad Thames is on the site of the Courage Yard [ Horselydown Square ] development and is on the ground floor of our 6 story residential building Eagle Wharf Court, floors 1 to 7 being wholly resident occupied. A condition of granting planning application for the Courage Yard [ Horselydown Square ] development was that none of the premises may sell alcohol, and that this veto would properly be applied by Southwark Planning Committee to all units to protect the residential amenity, as 80% of the Horselydown Square area is resident occupied. [Decided Planning application 16/AP/0615].

Additionally the Samuel Smith Brewery operate a 100 metre covenant on the sale of alcohol and 37 Shad Thames is measured within 93 metres , and therefore this represents a further veto of the sale of alcohol. Samuel Smith brewery were notified by the Shad Thames Residents Association [STRA] of this application 863440 for a licence to sell alcohol on June 19<sup>th</sup>. The Shad Thames Area Management Partnership [STAMP] have also been notified.

Therefore any grant of an alcohol licence by Licensing is prohibited by Southwark Planning.

Yours sincerely,

**Party 16****From:****Sent:** 02 July 2018 09:50**To:** Regen, Licensing**Cc:** McCallum, Hamish; Mann, Eliza**Subject:** Application for License No 863440: [37 Shad Thames London SE1 2NJ](#)

Dear Licensing Southwark Council,

As a long leaseholder living in the residential floors above this building, I strongly object to this new premise application for supply of alcohol on and off the premises at [37 Shad Thames SE1 2NJ](#).

This application conflicts with the A1/A2/A3 usage by this [unit](#). 37 Shad Thames is on the site of the Courage Yard [ Horselydown Square ] development and is on the ground floor of our 6 story residential building Eagle Wharf Court, floors 1 to 7 being wholly resident occupied. A condition of granting planning application for the Courage Yard [ Horselydown Square ] development was that none of the premises may sell alcohol, and that this veto would properly be applied by Southwark Planning Committee to all units to protect the residential amenity, as 80% of the Horselydown Square area is resident occupied. [Decided Planning application 16/AP/0615].

Additionally the Samuel Smith Brewery operate a 100 metre covenant on the sale of alcohol and [37 Shad Thames](#) is measured within 93 metres , and therefore this represents a further veto of the sale of alcohol. Samuel Smith brewery were notified by the Shad Thames Residents Association [STRA] of this application 863440 for a licence to sell alcohol on June 19<sup>th</sup>. The Shad Thames Area Management Partnership [STAMP] have also been notified.

Therefore any grant of an alcohol licence by Licensing is prohibited by Southwark Planning. I have thereby copied the Riverside Councillors Hamish McCallum and Eliza Mann. I have also attached the marketing brochure by the freeholder where [37 Shad Thames](#) is included in the Courage Yard marketing particulars and there is no question therefore that this [unit 37 Shad Thames](#) falls within the Planning Committee prohibition on the sale of alcohol.

Yours sincerely,

Dear Sirs,

I understand that the form of my representation is important to the process, so please let me be clear that the reason I would not want to see the license being granted is that I am concerned primarily about the effect another licensed premises would have in terms of public nuisance and crime in the area. Crime is already rising in the vicinity and there are frequent disturbances in Shad Thames and the surrounding area, with loud, drunken voices / arguments in the early hours, and sometimes glass being smashed. There is not a shortage of licensed premises in the area; we do not need to add to the problem.

Yours faithfully

**Party 17**

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

From:

Sent: Monday, July 02, 2018 7:21 PM

To: Regen, Licensing

Subject: Objection to Application Licence Number: 863440

Good day,

As a resident of Courage Yard I would like to object to the application for a license serving alcohol between 7:00am and 22:00pm.

The square contains a very large number of residential flats, the square amplifies noise, and myself, like many other long-term residents have lived here for many years exercising their right for a peaceful existence. I request the 2016 planning restriction on the sale of alcohol in Courage Yard remains in force.

Kind Regards,

**Parties 18, 19 & 20**

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

From:

Sent: Monday, July 02, 2018 6:21 PM

To: Regen, Licensing

Subject: Alcohol licence application 863440: objection

We are residents of Eagle Wharf Court, which is located on Shad Thames, Lafone Street and Tower Bridge Piazza (now known as Courage Yard). We have owned this apartment for more than twenty years and are full-time residents.

We object strongly to the application for an alcohol licence at 37 Shad Thames on the grounds of (a) prevention of public nuisance, and (b) prevention of crime and disorder. It would also be in clear breach of past decisions by London Borough of Southwark.

The property subject of the application comprises the ground floor of Eagle Wharf, between Shad Thames and Courage Yard. It lies in the corner of Courage Yard, immediately outside the main entrance to Eagle Wharf Court. The property has one double door onto Shad Thames and three large, south-facing double glazed doors onto Courage Yard, very close to our front door. The property is substantial and is listed by the freeholder's agent as comprising 196.2 square metres.

We understand that the unit has consent only for A1 uses. It was previously an office. Therefore, we cannot see how Southwark can consider an application for sale of alcohol before an application is made, and granted, for change of use (to which we would object).

In 2015, the freeholder of the Courage Yard development made a comprehensive application to LBS, and change of use for this unit was not sought at that time. The Planning Committee of LBS gave its consent to the freeholder's plans on a number of conditions, including that no alcohol would be sold in Courage Yard. In addition, those units with planning consent for cafe use were given strictly limited hours of operation, closing by 7.30pm, with all tables and chairs cleared by 7pm, because of the nuisance of noise within Courage Yard affecting all the residents whose apartments overlook the piazza.

We submit that, should 37 Shad Thames be permitted a change of use, and become a cafe/wine bar/restaurant (as implied by the licence application), this would be in clear breach of the conditions laid down by LBS. It would be inevitable that the operator would wish to open the doors of the premises onto the piazza, with the result that drinkers would congregate beneath the windows of the apartments, creating noise and nuisance for residents. If this were permitted then it would inevitably result in the operator seeking to place seating and tables in the piazza. This would be in breach of the Design and Access Statement submitted to LBS in 2015. It is well known to LBS that the close positioning of tall residential buildings in Courage Yard and Shad Thames creates conditions for very high levels of noise and for this reason the Planning Committee placed tight restrictions on commercial use of the piazza; these restrictions govern operating times, prohibit music, and control deliveries and collection of refuse.

Even if LBS were minded to grant a change of use and an alcohol licence, then we object to the ludicrous operating hours (from 7am to 10pm, seven days a week) applied for. Offering the sale of alcohol for consumption both on and off the premises from early morning until late at night can be expected to create nuisance and disorder, with drinking in public places (and in Courage Yard, which is private but open to the public to enjoy). There is already a problem of drinkers urinating in and around the piazza, given the lack of any public toilets in the vicinity.

Given LBS's absolute restriction on sale of alcohol in the Courage Yard development, although we regard this property as part of that development, any licence LBS chooses to give must be on the strict condition that all three doors onto the piazza remain closed at all times (other than as emergency exits).

The disposal of bottles is already a problem for all residents of Shad Thames and Lafone Street, with the loud noise of bottles being collected, often in the small hours. Any licence granted for sale of alcohol in Shad Thames will make this nuisance worse and should be subject to tight restrictions on the timing of such collections.

, and

**Further comments from party 20**

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

From:

Sent: Tuesday, August 21, 2018 8:53 PM

To: Regen, Licensing

Subject: Application for licence number 863440 by Chapeau Tower Bridge Ltd

Dear Southwark,

I wish to object strongly to this application.

I am a full time resident of Eagle Wharf Court. The premises which are the subject of the application occupy the ground floor of Eagle Wharf Court. The premises have a single door onto Shad Thames, but three double doors onto the piazza adjacent to the main entrance of Eagle Wharf Court and below the balcony of my home.

This is a residential area and there is a covenant prohibiting the sale of alcohol in Tower Bridge piazza (Courage Yard). The planning committee of Southwark have also prohibited the sale of alcohol in the piazza when considering planning applications of change of use of retail premises in the piazza.

I object to this licence application on the grounds of public nuisance, as it would undoubtedly lead to the consumption of alcohol in the piazza, which is a privately owned amenity for the residence who's homes overlook it. I also object on the grounds that it will lead to criminal behaviour in this residential square.

I understand that the applicant proposes to place tables in the piazza immediately below our homes and to see alcohol to be consumed off and on the premises from 7am-10pm, 7 days a week. This is unacceptable in a residential space and in breach of Southwark's own planning decision.

I strongly urge the licensing committee to reject the application.

Flat Eagle Wharf Court  
Lafone street



**Parties 21 & 22**

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

From:

Sent: Tuesday, July 03, 2018 8:35 AM

To: Regen, Licensing

Subject: Application for an alcohol licence 863440 - 37 Shad Thames

Dear Sirs,

We have been leaseholders [REDACTED] Eagle Wharf Court for over 20 years.

Our flat is directly over 37 Shad Thames.

We wish to lodge a strong objection to this application on the grounds of likely increased public nuisance and loss of our amenity because of likely added noise

from any licences premises in this location.

We are aware that this application also conflicts with the A1/A2/A3 usage of this unit (37 Shad Thames).

That no premises within the "Courage Yard" development should sell alcohol is also condition within the planning consent granted to this development.

(37 Shad Thames has direct access onto Courage Yard).

This application must therefore be rejected.

Yours Sincerely,

and

**Party 23**

Senders Email Address:

Message:

Licensing Register - Application for Licence Number: 863440

Dear Sirs,

I am writing to you to raise my objection against providing an alcohol license as per the above license application. My reasons to do so is that the area is mainly a residential area which is quite built up and already suffering the disorder from customers of restaurants by the Riverside. I really hope that the council takes the well-being of its residents in consideration when reviewing this application.

Many thanks

**Party 24**

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

From: [www.southwark.gov.uk](http://www.southwark.gov.uk) Website [<mailto:noreply@southwark.gov.uk>]

Sent: Monday, July 02, 2018 1:40 PM

To: Regen, Licensing

Subject: Contact form for: Licensing Team

A visitor to the [www.southwark.gov.uk](http://www.southwark.gov.uk) website has used the Email Us facility to send you an email from a contact on a webpage.

Contact Name: Licensing Team

Page Name: How to lodge a representation Page Type: Content Page Link:

<http://www.southwark.gov.uk/admin/system/ShowEntity?entity=bridge%3A%2F%2Fsouthwark-internet%2Fmodules%2Fm.Content~%2F~%2F.Entry%2F2224>

Senders Email Address:

Message:

I refer to the licensing application 863400 for 37 Shad Thames. The site is surrounded by residential flats so a balance needs to be maintained between legitimate commercial interests and the quality of life for residents. I object to the grant of an off licence as the licence holder thereby at once loses control of the situation and the problem arises of people buying alcohol to consume within the square called Courage Yard on to which the licensed premises open and over which a great many flats overlook , with all the attendant problems of people lingering in the square till the early hours causing a noise nuisance.

---

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

From:

Sent: Wednesday, July 04, 2018 7:23 AM

To: Tahir, Sarah

Subject: Re: Contact form for: Licensing Team

My address is

**Party 25**

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

From: [www.southwark.gov.uk](http://www.southwark.gov.uk) Website [<mailto:noreply@southwark.gov.uk>]

Sent: Tuesday, July 03, 2018 5:50 PM

To: Regen, Licensing

Subject: Contact form for: Licensing Team

A visitor to the [www.southwark.gov.uk](http://www.southwark.gov.uk) website has used the Email Us facility to send you an email from a contact on a webpage.

Contact Name: Licensing Team

Page Name: How to lodge a representation Page Type: Content Page

Link:

<http://www.southwark.gov.uk/admin/system/ShowEntity?entity=bridge%3A%2F%2Fsouthwark-internet%2Fmodules%2Fm.Content~%2F~%2F.Entry%2F2224>

Senders Email Address:

Message:

Regulatory Services  
3rd Floor Hub 1  
PO Box 64529  
London  
SE1 5LX

BY HAND 4 pages and email

3 July 2018

License Objection against Chapeau Tower Bridge

I write as a resident to object to the application for a Licence for Chapeau Tower Bridge Limited at 37, Shad Thames. Chapeau Tower Bridge Limited trades as The Watch House at 31 Shad Thames. For the past 19 months or so they have made it impossible to live a quiet and peaceful life.

Chapeau Tower Bridge Limited and their designated officer, owner \_\_\_\_\_, have continually flouted the licensing laws, for example, opened at weekends at 7.00am for many months before the council took action. Music is played beyond background music decibel levels repeatedly at 76ds plus and over the day peaking at up to 100 decibels. I have registered many additional complaints to the council such as, slamming the entrance door repeatedly from as early as 4.00am onwards for over a year and the Watch House refusing to rectify the issue for 12 months or longer; deliveries through the night starting around 2.30 to 3.00am; had a delivery man threatened physical harm, and shouting abuse and the list goes on and on.

For video evidence of street drinking, noise and deliveries please look at this link

<https://www.youtube.com/channel/UCNtvr166AJKKtmfBxAs7QiQ>

I refer the licensing authority to a number of statements made by owner \_\_\_\_\_ in two conciliatory statements when applying for a license in 2016. The content does not align with the reality. Experience shows that the statements are not accurate, and the residents have suffered the

consequences so consequently Chapeau Tower Bridge Limited are unlikely to make responsible Licence holders in 2018.

The Licensing Authority and Council members and representatives have the original statements dated 15 August 2015 and 17 August 2016. Below are verbatim quotes from the conciliatory statements presented as facts.

1. "Music: We will only be providing low level recorded music... this kind of music will be low level jazz/relaxing music played indoors only and with our doors closed. This will operate at approximately 30dB."

This is a fabrication. Please go to the venue and measure the music levels and style. It is not smooth jazz, it is heavy bass based receptive, penetrative music. I regularly record levels at 75db to a sharp peak of 100db.

2. "Size of our Property: We have seen comments like 'huge number of people making noise'. The reality is we only have a max seated space for 20 people and no customers will be allowed to be outside whilst at our property save as to when they are leaving."

I refer you to the YouTube link where you can see drinkers outside on Shad Thames. Smoking, drinking and littering outside The Watch House in the summer months is common.

3. "Deliveries: As discussed at the time of taking our lease, all of our deliveries are carried out in house by our nearby commercial kitchen team meaning absolutely no deliveries will take place for The Watch House - bar Royal Mail - outside of the hours of 09:00am to 17:00. We also note that the barriers for the area are closed from 11:00am to 16:00pm in any case."

This is the worst fabrication. Please refer to the noise and antisocial reports we have registered with the council and the YouTube video. We have probably made over 30 complaints but have diary entries for far more. In the end it becomes exhausting, all consuming and expensive. It has damaged my health. I have been physically threatened and verbally abused.

4. Now for a major safety issue created and then ignored by the License holder, and it would appear the council.

The fire block was removed from the riser directly adjacent to our apartment and opened into the ceiling of The Watch House. The Watch House deliberately and knowingly put the residents' safety at risk in pursuit of profit and their comfort. It had the affect of channeling the noise and the kitchen smells into our apartment and into the stairwell. The kitchen ventilating into the stairwell goes on to this day.

This would have been clear to any council initiated inspection but that never took place. It was discovered because of the excessive noise which the residents eventually investigated. The foul air pollution from The Watch House kitchen was identified entering directly into The Cardamom Building. Again, there is photographic evidence and if you require it, a report may be obtained from the builders who repaired the willful damage.

5. Please note that the notice within the property or close by for a license at 37 Shad Thames has been absent since 29 June and is still absent today. (You might like to note that this complaint was made at the initial license application at 31 Shad Thames). This time there is a photographic record.

6. In general

Shad Thames is a densely populated residential area of historic significance in its street layout and buildings, and thus attracts many tourists and visitors. They, and the residents, should feel safe at all times of the day. It is noisy at the best of times, civil disturbances are common, abusive language and threatening behaviour is common. There is no police presence and very little evidence of a collective civil responsibility from this License holder. It is surely now time for the licensing authority to stand up for the right to a peaceful life for the 400 plus residents of the area. The award of this license will be of no benefit the area.

One published aim in Southwark's document on licensing is that a licence will

...provide necessary protections for local residents whose lives can be blighted by disturbance and anti-social behaviour associated with the behaviour of some people visiting places of entertainment.

The residents of Shad Thames are blighted by the failure of the council to support their published aims. Now is an opportunity to take control and act responsibly.

#### 7. Prevention of Crime and Disorder

In a residential area crime prevention is a deeply troubling issue, and by encouraging drink and drugs in the area, this licence will add to the problem, not reduce the problem. It will heighten the potential for crime and public disorder. There is an overt alcohol abuse and drunkenness in the area but also a significant drug use and dealing issue.

Please use your powers to reflect the evidence of disorder and crime and the concerned opinions of the community. Shad Thames is a special area and requires special leadership to lead a daily life where crime is reduced and disorder is minimized. This license and the reputation of the license holder to date demonstrate that Chapeau Tower Bridge Limited do not take civic responsibility seriously.

#### 8. Prevention of a Public Nuisance

The council has many, many reported incidences on this issue for The Watch House and Chapeau Tower Bridge Limited, particularly through the night deliveries, irresponsible leadership and managers. Cleaning in the small hours, banging and crashing in the street, of slamming doors and so the list goes on.

This application requests a licence from 7.00am, this means the noise and music in particular starts at 5.30 to 6.10am every day when they open up and start cooking and preparing for the name, particularly Saturday and Sunday morning. The hundreds of residents look to the council for a night's sleep and a peaceful day.

9. Starbucks, Caffè Paradiso, and Ponte de la Tour Kiosk serve the area well, and are quiet and considerate. Chapeau Tower Bridge Limited contributes nothing beneficial to the community or to the environment at Shad Thames as experience demonstrates.

10. I draw your attention to Article 8 of the Human Rights Act 1998 which makes two clear statements defining the right to a peaceful life and stresses that a Public Authority cannot interfere.

Here are four references to links you may find of use in your considerations

<http://www.euro.who.int/en/health-topics/environment-and-health/noise/policy>

[http://ec.europa.eu/environment/noise/health\\_effects\\_en.htm](http://ec.europa.eu/environment/noise/health_effects_en.htm)

<http://www.hse.gov.uk/noise/regulations.htm>

<http://soundadvice.info/pubsandclubs/pubsandclubs-step1.htm>

Signed

**Party 26****From:****Sent:** 04 July 2018 15:42**To:** Regen, Licensing**Subject:** Licence application 863440, 37 Shad Thames SE1 2NJ

From

Eagle Wharf Court  
Lafone Street  
London SE1 2LZ

Licence application No 863440

I strongly object to the application for the “supply of alcohol on and off the premises” at 37 Shad Thames, SE1 2NJ for the following reasons:

**Illegal Use of premises/ Prevention of Public Nuisance**

Chapeau Tower Bridge Ltd does not have planning permission to open a licensed premise at 37 Shad Thames. The premise has permission for A1 office or retail use. The premise is larger than 150 sq m so Chapeau Tower Bridge Ltd which trades as Watch House needs A3 approval to operate any business which needs an alcohol licence, or serves food.

Details of restrictions appear in this marketing document from property agents Nash Bond. The premise is shown as A1 and the size as 196 sq m:

<http://nashbond.completelyretail.co.uk/availableRetail.php?p=viewProperty&vid=95942>

Southwark Council imposed restrictions on the sale of alcohol in Courage Yard (Horseleydown Square) when granting permission for redevelopment in 2016. Ref: 16/AP/0615

This specified “there shall be no sale of alcohol for the use in the pavilion building or any A3 use that may occupy 3 and 4 Cooper Row”. The reason: “To safeguard the amenity of neighbouring residential properties”.

37 Shad Thames has three exit doors on the South side that open onto directly onto Courage Yard (Horseleydown Square) and one door on the North side which opens onto the Shad Thames highway.

While 37 Shad Thames was not directly included in the redevelopment plans for Courage Yard as the developer intended it for retail use and it already had A1 permission, it is clear that Southwark Council was concerned about licenced premises in or bordering Courage Yard, quoting National Planning Policy Framework, Core Strategy and The Southwark Plan.

The application is for “the supply of alcohol on and off premises”. Off premises can only refer to Courage Yard and the South entrance as the North entrance sits directly only a public highway.

In addition 37 Shad Thames lies within the 100m zone of a restrictive covenant imposed on the area surrounding the Anchor Tap pub owned by brewery Samuel Smith.



**Prevention of Public Nuisance/ Public Safety/Protection of children from harm**

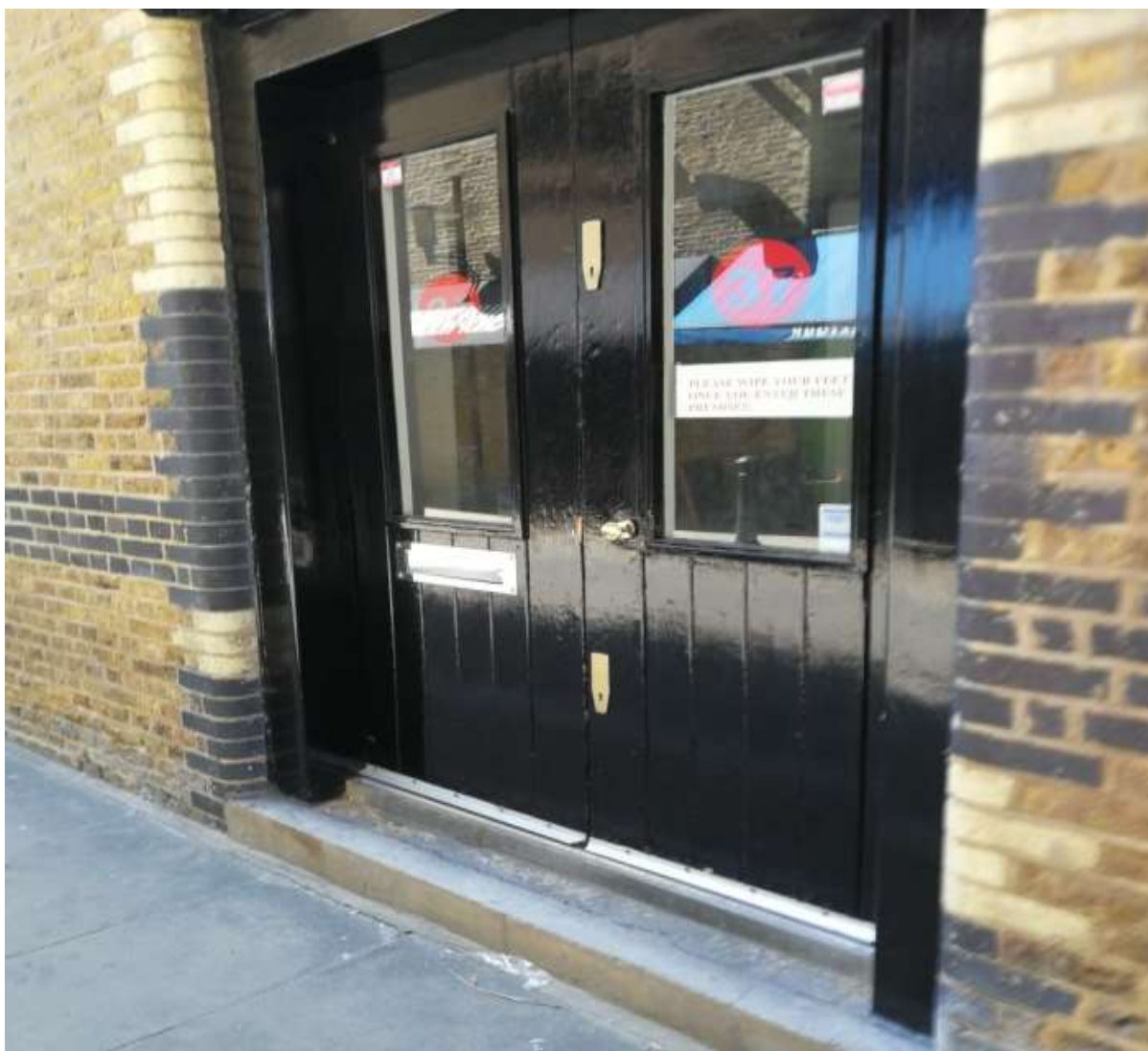
The licence is for consumption “on and off the premises”. The only possible place where “off the premises” drinks could be taken is the south exit into Courage Yard and directly in front of the residential Eagle Wharf Court entrance where children and residents pass daily who would be subjected to customers drinking alcohol. I understand from staff at the Watch House the intention is to erect tables outside this entrance to 37 Shad Thames into Courage Yard where customers could eat and drink.

The south exit of 37 Shad Thames is directly onto Courage Yard. The three entrance doors to the premises are within four to 14 meters of the entrance of Eagle Wharf Court, where reside families, young children and the elderly. For many of the residents Eagle Wharf Court is their permanent seven day a week home.

The path past the south doors of 37 Shad Thames is in line with the main pedestrian entrance to Eagle Wharf Court. Negotiating a way passed customers eating and drinking could expose residents to insult and danger. The south side doors are narrow, approx. 1.8m, and small paned and won't provide a view of the outside for a supervisor inside. It would be spurious to claim a responsible person serving behind the bar could control the outside. See photo:



This shows the main entrance to Eagle Wharf Court and the three south facing exits from 37 Shad Thames into Courage Yard. The north entrance to 37 Shad Thames is directly onto the public road Shad Thames where tables or outside drinking would not be allowed.



This shows the North entrance to 37 Shad Thames directly onto the public highway.

Chapeau Tower has submitted no plans showing how the licence would apply to consumption off the premises.

#### **Prevention of crime and disorder/prevention of public nuisance**

37 Shad Thames sits directly below the residential Eagle Wharf Court. At 196 sq m it is almost four times the size of the current Tower House 'coffee house' at 31 Shad Thames which has seating for 20 customers. I understand Chapeau Tower plan to close this branch and will claim they are simply transferring an alcohol licence from one premises to another nearby while not adding to the proliferation of alcoholic premises in the vicinity. This licence is substantially different from the current licence for 31 Shad Thames granted by the sub committee on 5<sup>th</sup> September 2016 which is for "premises licence".

37 Shad Thames has room for 60/70 customers inside the premises and with tables outside could potentially be serving 100 people. This would lead to a significant increase in noise and the potential for antisocial behaviour in the area. Drunkenness is already causing problems to residents in nearby Gainsford Street from the overspill to the Dean Swift Pub and the 'garden area' outside the Anchor Tap has caused problems for residents in the Cooperage and Knot Court buildings.

The application is for a licence from 7 am until 10 pm with the premises closing at 11 pm. No other operation in Courage Yard, which is essentially office and residential, operates until these hours. Starbucks closes at 8pm and takes in outside tables at 7 pm, Café Paradiso closed at 7.30 pm and takes in tables at 7 pm in accordance with planning and lease restrictions.

Southwark Council has already expressed concern over an attempt to house a pop up shop at 37 Shad Thames and ruled against it opening because of the potential noise which would cause a loss of amenity to local residents. Reference: 17/EN/0330.

Any music will add to the noise from customers. The square acts like an amphitheatre which is emphasised by the cool night air.

There are already 15 licences premises within a 100 metre area: Bengal Clipper; Le Pont de La Tour; Pizza Express; Browns Restaurant; All Bar One; Ask; Cantina del Ponte; Watch House; The Vaults; Butlers Wharf Chop House; Blue Print Café; Café Paradiso; Dean Swift; Anchor Tap; M V Erasmus.

This mass of licensed premises should be considered together with Southwark Council's Local Cumulative Impact Policy especially in light of the increased numbers which can be served in 37 Shad Thames and its situation in relative to one of the densely populated parts of Southwark.

Visitors to the area tend to remain after closing time and mingle around premises with an alcohol licence which has led to problems with drunken behaviour at the nearby Dean Swift public house and the Anchor tap pub.

While there is no indication what Chapeau Tower Bridge Ltd plans for 37 Shad Thames in the licence submission, staff indicate it will be similar to the existing coffee house at 31 Shad Thames. While the owners insist this is not a bar and stress its coffee credentials, it does heavily promote alcohol sales with there being more bottles of wine behind the bar area than bags of coffee and the menu advertises "British cocktails". Alcohol is clearly a major part its business growth plans. It's own website [www.thewatchhouse.com](http://www.thewatchhouse.com) stresses "coffee, bar, eatery". A new branch opening in Fetter Lane, EC4, advertises "expresso bar and eatery by day. Wine, cocktails and small plates by night".

This premise of 37 Shad Thames is clearly unsuitable for an alcohol licence under the provisions of the Act. It fails to address all four state licencing objections.

**Further comments from party 26:**

**From:**

**Sent:** Wednesday, August 15, 2018 3:35 PM

**To:** Regen, Licensing

**Subject:** Licence application No 863440

Licence application No 863440

I wish to make further observations with regard to the application by Chapeau Tower Bridge Ltd for an alcohol license at 37 Shad Thames.

Public Safety/Prevention of Nuisance.

The entrance to the residential block Eagle Wharf Court near the Courage Yard side of 37 Shad Thames is the only entrance to the building suitable for disabled. Any interference with the entrance from tables and customers would be an offence under the Equality Act. The other two entrances at the southern end of Eagle Wharf Court have steps and are inaccessible for disabled visitors and residents.

The attached photos indicate problems which already arisen from nuisance in the area from premises selling alcohol.

The first notice is posted on the wall of the Dean Swift public house and the second one is taped to tables placed in Courage Yard outside the Paradiso café.

Both notices request patrons to respect neighbours and keep noise to a minimum. These would not have required had there not been problems in the past.

A request advertisement (above photo) placed on the doorway to the Courage Yard entrance for 37 Shad Thames promises "bigger private events". The tone of the advert and language used would raise questions on any intention by the applicant to take neighbourhood concerns into account and indicate that the Watch House would be a honeypot of nuisance and constant complaints as it became "a real showstopper" and "sexy as fit out".





**Party 27**

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

From:

Sent: 01 July 2018 15:07

To: Regen, Licensing

Subject: Objection to application 863440

Hello,

I am a resident of Eagle Wharf Court and I would like to object to the licence application 863440. I am a survivor of a violent alcohol-fuelled assault (my attackers were convicted at the Old Bailey of GBH with intent and ABH with intent) and I feel that a successful licence application would lead to a decrease in public safety. I would be particularly concerned as the premises lies my flat, and I would have to walk past 37 Shad Thames every day to enter my property. In short, if this application is approved, I am going to be scared to go to my own flat.

I also object on the basis of the prevention of public nuisance – the street is narrow and sound echoes - drunken revellers will make life for many residents in the area a misery. There is also a risk of increased crime as a result of people getting drunk.

Furthermore, 37 Shad Thames is within 100m zone of the restrictive covenant of Samuel Smith's Brewery, the Shad Thames residents association alerted the brewery to this application on 19th June.

Kind regards,

**Party 28**

From:

Sent: 01 July 2018 15:13

To: Regen, Licensing

Subject: Licence Number: 863440 - Objection to application for licence

I am a resident of Eagle Wharf Court and I wish to register my objection to licence application 863440. 37 Shad Thames is directly below my residential property. The 2016 planning restriction on the sale of alcohol in Courage Yard needs to be exercised and this application overturned on the basis of prevention of crime and disorder (antisocial behaviour will increase with a premises serving alcohol), prevention of public nuisance (drunken patrons will not leave the premises quietly, they will hang around outside 37 Shad Thames making life a misery for residents of the area) and public safety (I will feel less safe entering my flat if there is a premises serving alcohol directly below it).

37 Shad Thames is marketed as a lettable retail space by the freeholder of Courage Yard and it has rear doors that open onto Courage Yard in the path of the main pedestrian entrance to Eagle Wharf Court.

37 Shad Thames is also within the 100m zone of the restrictive covenant of Samuel Smith's brewery; the Shad Thames Residents Association (STRA) alerted Samuel Smith's brewery to this application on the 19th June.

**Party 29**

From:

Sent: Wednesday, July 04, 2018 11:48 AM

To: Regen, Licensing

Subject: OBJECTION TO APPLICATION FOR LIQUOR LICENCE - 863440. - 37  
SHAD THAMES SE1 2NJ

I hereby submit my strongest objection to the application for a liquor licence: 863440 by the lessor at 37 Shad Thames SE1 2NJ.

These premises border onto the square known as 'Courage Yard'. The freeholder has made it known that they intend turning all shops on the square into restaurants and cafes and actively promote this usage.

Original planning application for the square was granted on the condition that no alcohol would be sold, and thus disrupt the peaceful enjoyment by the residents, of which 80% is residential. By granting a license to this applicant would set a precedent for other applications and make residing the square intolerable.



**Party 30****From:****Sent:** 03 August 2018 17:01**To:** Regen, Licensing**Subject:** Alcohol licence objection

Dear Licensing team,

I would like to submit an objection for the Licensing Register - Application for Licence Number: 863440.

Eagle Wharf and the surrounding area is in Shad Thames, as you are aware, a lovely conservation area which historically has been a residential area post warehouse conversion with the disuse of the Thames as a major artery of transportation.

The Courage Yard piazza is an enclosed space with a close knit community. The opening of an establishment serving alcohol until late would cause an increase in disorderly and anti-social behaviour, noise and general ruckus. In an area where residents have old, single glazed windows due to the grade II listed nature of the facade on Shad Thames Road of Eagle Wharf - the opening of such a venue near and underneath the homes of local residents is completely inconsiderate and poorly thought out.

Furthermore, there are already two pubs nearby what is the need for another?

I would formerly like to log my objection in the interest of public safety and preventing a public nuisance.

<http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=863440>

Best wishes

Get [Outlook for Android](#)

**Party 31**

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

**From:****Sent:** Monday, August 06, 2018 10:28 AM**To:** Regen, Licensing**Cc:** McCallum, Hamish**Subject:** Application for Licence Number: 863440

Dear Licensing Southwark Council,

As a long leaseholder living in the residential floors above this building, I strongly object to this new premise application for supply of alcohol on and off the premises at 37 Shad Thames SE1 2NJ. I am objection on the basis of prevention of crime and disorder.

This application conflicts with the A1/A2/A3 usage by this unit 37 Shad Thames. 37 Shad Thames is on the site of the Courage Yard [ Horselydown Square ] development and is on the ground floor of our 6 story residential building Eagle Wharf Court, floors 1 to 7 being wholly resident occupied. A condition of granting planning application for the Courage Yard [ Horselydown Square ] development was that none of the premises may sell alcohol, and that this veto would properly be applied by Southwark Planning Committee to all units to protect the residential amenity, as 80% of the Horselydown Square area is resident occupied. [Decided Planning application 16/AP/0615].

Therefore any grant of an alcohol licence by Licensing is prohibited by Southwark Planning. I am copying my local Riverside Councillor Hamish McCallum to bring this to his attention.

Yours sincerely,

**Party 32****From:****Sent:** 06 August 2018 02:26**To:** Regen, Licensing**Subject:** Application 863440

As a long leaseholder living in the residential floors above this building, I strongly object to this new premise application for the supply of alcohol on and off the premises at 37 Shad Thames SE1 2NJ.

This application conflicts with the A1/A2/A3 usage by this unit (37 Shad Thames). 37 Shad Thames is on the site of the Courage Yard (Horselydown Square) development and is on the ground floor of our 6 story residential building Eagle Wharf Court, floors 1 to 7 being wholly residential. A condition of granting planning application for the Courage Yard (Horselydown Square) development was that none of the premises would be allowed to sell alcohol, and that this veto would properly be applied by Southwark Planning Committee to all units to protect the residential amenity, as 80% of the Horselydown Square area is resident occupied. [Decided Planning application 16/AP/0615].

Additionally the Samuel Smith Brewery operates a 100 metre covenant on the sale of alcohol and 37 Shad Thames is measured within 93 metres , and therefore this represents a further veto of the sale of alcohol. Samuel Smith brewery were notified by the Shad Thames Residents Association [STRA] of this application 863440 for a licence to sell alcohol on June 19<sup>th</sup>. The Shad Thames Area Management Partnership [STAMP] have also been notified.

Therefore any grant of an alcohol licence by Licensing is prohibited by Southwark Planning as there is no question that this unit (37 Shad Thames) falls within the Planning Committee prohibition on the sale of alcohol.

In addition to the above the sale of alcohol in such close proximity to the residential part of the building is very likely to cause a public nuisance.

Yours sincerely,

---

**From:** "Franklin, David" <[David.Franklin@SOUTHWARK.GOV.UK](mailto:David.Franklin@SOUTHWARK.GOV.UK)> on behalf of "Regen, Licensing" <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Date:** Monday, August 6, 2018 at 9:38 PM

**To:**

**Cc:** "Regen, Licensing" <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>, "Heron, Andrew" <[Andrew.Heron@southwark.gov.uk](mailto:Andrew.Heron@southwark.gov.uk)>

**Subject:** RE: Application 863440

Dear ,

Thank you for taking the time to write a representation regarding the application for a premises licence for 37 Shad Thames.

I would inform you that the granting of a premises licence is not prohibited by the planning usage, should a premises licence be granted then the planning will prevent the licence form being used until such time as they have all consents in place.

Similarly Samuel Smiths Brewery's covenant will not prevent a premises licence from being granted, that would be a civil matter between the parties to resolve should the premises want to sell alcohol.

You have stated that the sale of alcohol in such close proximity to the residential part of the building is very likely to cause a public nuisance, as this is one of the licensing objectives your representation is accepted, however you may wish to provide further details what your concerns under public nuisance objective are.

Kind regards

David Franklin  
Team Leader Licensing  
Regulatory Services



Womens Safety Charter

<https://www.southwark.gov.uk/community-safety/let-s-talk-about-women-s-safety>

---

**From:**

**Sent:** Tuesday, August 07, 2018 7:53 AM

**To:** Regen, Licensing

**Cc:** Heron, Andrew

**Subject:** Re: Application 863440

Dear Mr Franklin,

Many thanks for your considered and speedy response. Thanks for the clarification on the planning usage and the Samuel Smiths Brewery covenant.

With regard to the public nuisance I'm referring to the public resident in Eagle Wharf Court. This is based on our direct experience of a previous licenced premises on Lafone Street and adjacent to Eagle Wharf Court. The restaurant had a bar and the nuisance was caused by customers taking their drinks outside when they wanted to smoke and then staying for an extended chat under our windows. This went on until quite late as although they had stopped serving customers they would still congregate outside to finish their drinks, smoke, chat etc. Whilst this is the norm on the embankment it would create significant nuisance within the narrow confines of Shad Thames.

Kind regards

**Parties 33 & 34**

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

From:

Sent: Sunday, August 05, 2018 11:46 AM

To: Regen, Licensing

Cc:

Subject: Application alcohol licence - 37 Shad Thames - 863440

Dear Sirs,

We understand that an identical notice has just gone up regarding the above to the last and that the time limit for objections is 21 August.

We are owners of flat Eagle Wharf Court, Tower Bridge Piazza ( recently renamed Courage Yard). We would like to object to the licence application because

1. The double back doors to 37 Shad Thames open into the Piazza/Yard which is surrounded by some 300 residential properties. We have grave concerns about the disruption to the residents who pay for the upkeep of the Piazza as well as the shops owners. This is particularly at night when residents are trying to sleep. The threat of public nuisance by drinkers during the evening and after hours is high.
2. There is a large fountain in the square which is likely to attract unruly behaviour after alcohol consumption also bringing into consideration public safety
3. The back doors are immediately adjacent to one of the entrances to some 60 flats. It will be very easy for people to hang around drinking at these doors and slip into the block behind residents. Prevention of crime is a consideration in this case.
4. The Piazza/Yard is currently a quiet area where residents, their children and visitors to the nearby attractions can have a few quiet moments, eat sandwiches and rest from the rush of Shad Thames itself. Just the odd drunken person during the day could ruin this and pose a threat to the safety of children. It is easy to imagine a party of tipsy youngsters dominating the benches around the fountain and driving away families.
5. Please keep us on your consultation list about all alcohol licence applications in the square.

Yours faithfully

&amp;

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On 6 Aug 2018, at 14:38, Beswick, Claire <[Claire.Beswick@southwark.gov.uk](mailto:Claire.Beswick@southwark.gov.uk)> wrote:

Good afternoon and ,

Thank you for your email with your representation for the above application. In order for us to accept this objection, can you provide your **full postal address** please.

Many thanks.

Kind regards,  
Claire

Claire Beswick

Unit Support Officer  
London Borough of Southwark  
Regulatory Services

Tel: 020 7525 2285 Helpline: 0207 525 4261

Email: [Licensing@southwark.gov.uk](mailto:Licensing@southwark.gov.uk) / [SASBU@southwark.gov.uk](mailto:SASBU@southwark.gov.uk)

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**From:**

**Sent:** Monday, August 06, 2018 6:21 PM

**To:** Beswick, Claire

**Subject:** Re: Application alcohol licence - 37 Shad Thames - 863440

Hello Claire

The flat is Eagle Wharf Court

Lafone Street SE1 2LZ. We are not resident at the moment and have let it out but I don't think that short term tenants have a locus to comment? I know they would like to as well.

We hope to return but at present our home address is

We are the owners of the flat.

Many thanks

&

Sent from my iPhone

**Parties 35 & 36**

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

From: [www.southwark.gov.uk](http://www.southwark.gov.uk) Website [<mailto:noreply@southwark.gov.uk>]

Sent: Tuesday, August 07, 2018 12:00 PM

To: Regen, Licensing

Subject: Contact form for: Licensing Team

A visitor to the [www.southwark.gov.uk](http://www.southwark.gov.uk) website has used the Email Us facility to send you an email from a contact on a webpage.

Contact Name: Licensing Team

Page Name: How to lodge a representation Page Type: Content Page

Link:

<http://www.southwark.gov.uk/admin/system/ShowEntity?entity=bridge%3A%2F%2Fsouthwark-internet%2Fmodules%2Fm.Content~%2F~%2F.Entry%2F2224>

Senders Email Address:

Message:

We live in flat Eagle Wharf Court, Tower Bridge Piazza ( recently renamed Courage Yard), we would like to object to the licence application for 37 Shad Thames on the following grounds:

1. The double back doors to 37 Shad Thames open into the Piazza/Yard which is surrounded by 300 residential properties. We have grave concerns about the disruption we and the other residents will experience due to outdoor drinking in this area particularly at night when residents are trying to sleep. The threat of public nuisance by drinkers during the evening and after hours is high.
2. There is a large fountain in the square which is likely to attract unruly behaviour after alcohol consumption also bringing into consideration public safety
3. The back doors are immediately adjacent to main entrance to the Eagle Wharf Court residential building containing 60 flats including ours. It will be very easy for people to hang around drinking at these doors and slip into the block behind residents. It will also be very intimidating to have make your way through a crowd of drinkers late in the evening to gain access to our home. to Prevention of crime is a consideration in this case.
4. The Piazza/Yard is currently a quiet area where residents, where resident children can play in relative safety and visitors to the nearby attractions can have a few quiet moments, eat sandwiches and rest from the rush of Shad Thames itself. Just the odd drunken person during the day could ruin this and pose a threat to the safety of children. It is easy to imagine a party of tipsy youngsters dominating the benches around the fountain and driving away families.

Please keep add us to your consultation list about all alcohol licence applications in the square.

Best regards  
and

**Party 37**

Shad Thames  
London. SE12YA  
6th August 2018

Southwark Licensing Team  
Hub 1, 3rd Floor  
160 Tooley St  
London SE1 2QH

**OBJECTION TO LICENSING APPLICATION # 863440**

Dear Sir/Madam,

My name is \_\_\_\_\_, and I live \_\_\_\_\_ from the premises at 37 Shad Thames which is currently applying for a license to sell and serve alcohol under the name of Chapeau Tower Bridge (application number 863440). Note that this location was previously a quiet, day-time office for an IT services company, which posed no disruption at all to local residents.

My objection to this application is based firstly on preventing public nuisance. Our street is very narrow and acts like an echo chamber, such that noise at street level is boosted and carried into all the surrounding flats on floors above. Our bedroom windows open onto Shad Thames. I believe that Chapeau will dramatically increase the night-time foot-traffic on our street, and that drunken noises associated with licensed premises on Shad Thames will definitely disturb the sleep of my family and residents, and create a public nuisance.

Secondly, I object to the application on the grounds of crime prevention. Shad Thames has recently been subject to smash-and-grab raids by youths on mopeds. In one particular case with our local convenience store, my husband was involved in chasing the criminals out of Shad Thames and giving details to the police. I feel that a late-night licensed retailer in our street would only serve as another attractive target for these criminals who know that, because Shad Thames is gated off from car access, they cannot be easily followed by police cars when they cut through on mopeds.

Finally, I object to the probable negative impact on public safety. Should inebriated customers of this proposed licensed business spill out onto Shad Thames and our piazza (Courage Yard) to smoke and drink in groups- as they do already at the surrounding local



pubs (Dean Swift, Anchor Tap, Draft House)- I will feel intimidated and unsafe just walking home to my building in the evening hours.

Again, the quiet and secluded residential nature of our neighbourhood will be negatively and forever impacted.

For these reasons, I ask you to deny the application by Chapeau Tower Bridge.

Yours sincerely,

---

From: Beswick, Claire  
Sent: Tuesday, 7 August, 09:43  
Subject: Letter of objection attached  
To:

Good morning ,

Thank you for your letter with your representation with regards to the licence application at Shad Thames.

In order for us to accept your objection, can you provide your **full postal address** including the **name of the flat building** as well.

Many thanks.

Kind regards,  
Claire

**Claire Beswick**

**Unit Support Officer  
London Borough of Southwark  
Regulatory Services**

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**From:**  
**Sent:** Tuesday, August 07, 2018 10:22 AM  
**To:** Beswick, Claire  
**Subject:** Re: Letter of objection attached

Yes Claire. My address is:

Regards,

**Party 38****From:****Sent:** Tuesday, August 21, 2018 3:52 PM**To:** Regen, Licensing**Subject:** 37 Shad Thames licence application

21 August 2018

Dear Sir

Re Premises Licence application 863440 – 37 Shad Thames

I would like to object to the above application. My reasons for objection are:

- This area of Shad Thames is predominantly residential and the area is already saturated with premises selling alcohol. The addition of another licensed outlet will exacerbate noise and anti-social behaviour for residents.
- Shad Thames is extremely narrow bounded by tall mainly residential buildings and this tends to accentuate any noise generated and consequent disturbance for residents.
- The area is predominantly residential and already has an abundance of restaurants and bars in the vicinity and most visitors use Shad Thames for access to and from Tower Bridge and the increase in pedestrian traffic leaving the premises at closing time would increase the safety risk.

Yours faithfully

**Party 39****From:****Sent:** Tuesday, August 21, 2018 11:45 PM**To:** Regen, Licensing**Subject:** Licence application no. 863440 - Chapeau Tower Bridge Ltd**Licence application no. 863440**

The \_\_\_\_\_ wishes to object to licence application no. 863440 made by Chapeau Tower Bridge Ltd.

Our objection is on the grounds of prevention of public nuisance. These premises, at 37 Shad Thames, are in extremely close proximity to private homes, so dispersal noise from persons leaving licensed premises, even at 2300, will disturb the peaceful enjoyment of residents' homes. We sincerely hope we have the right to respect of our homes and private lives as stated in the Human Rights Act 1998.

We have become aware that applicant is planning to have outside seating at the rear of these premises in Courage Yard. There are several "coffee shops" in Courage Yard which do not stay open after 2000, so as the premises, at 37 Shad Thames, will be allowing alcohol to be consumed on (and off) the premises until 2200, local residents will have the peaceful enjoyment of their homes disturbed for the whole evening.

It is not entirely clear from the application if the premises will operate as a restaurant, or as a bar. Presumably it will operate as a bar since there is no mention of the disposal of kitchen waste, nor how cooking odours would be dealt with. If it is to be a bar surely it will contravene the Covenant imposed by the Anchor Tap?

We presume the applicant is aware of the Guidance to the Licensing Act, which states that there is no presumption in favour of lengthening licensing hours and that the four objectives should be of paramount consideration at all times. As mentioned, we would highlight the third objective - the prevention of public nuisance - which states that licensed premises can cause a range of nuisances, impacting on people living, working or sleeping in the vicinity of the premises, and one of the principle concerns relates to noise nuisance.

The Licensing Committee is aware that the Shad Thames area was not designated as an area eligible for a Saturation Policy - and, that we do our utmost to monitor applications such as this one.

This application was discussed by email by the core group of the \_\_\_\_\_, and the decision to object subsequently agreed by email.

Secretary

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On 2018-08-22 09:21, Jerrom, Charlie wrote:

Hi

[We will need your full address to process your objection](#)

Regards

**Charlie Jerrom**  
**Service Support Officer**  
 Licensing Team  
 Tel: 020 7525 5718

Postal address: Southwark Council, Licensing Team, Regulatory Services, 3<sup>rd</sup> Floor Hub 1  
 PO Box 64529, London, SE1P 5LX

Office address: Southwark Council, 160 Tooley Street, London, SE1 2QH

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**From:**  
**Sent:** Wednesday, August 22, 2018 9:26 AM  
**To:** Jerrom, Charlie  
**Subject:** Re: Licence application no. 863440 - Chapeau Tower Bridge Ltd  
 Thanks Charlie -

Secretary  
 C/o

best,

---

**From:** McArthur, Wesley  
**Sent:** Thursday, August 23, 2018 5:52 PM  
**To:**  
**Subject:** Application for a premises licence - Chapeau Tower Bridge, 37 Shad Thames, London, SE1 2NJ (our ref: L1U 863440)  
**Importance:** High

Dear ,

As per our guidance to submitting representations (<http://www.southwark.gov.uk/business/licences/how-to-lodge-a-representation>) please note that if representations are being made on behalf of a group then proof of the group's decision to submit the representation must be sent to the Licensing Unit with the representation letter (this could be a document such as minutes from a meeting).

To ensure that the representation below can be considered as being submitted on behalf of the please provide proof of the 's decision to submit the representation (this decision must have been made at any time during the consultation period) otherwise the representation will be considered as submitted on your behalf only.

Regards,

***Wesley McArthur***  
 Principal Enforcement Officer  
 London Borough of Southwark  
**E-mail:** [wesley.mcarthur@southwark.gov.uk](mailto:wesley.mcarthur@southwark.gov.uk)  
**General:** [licensing@southwark.gov.uk](mailto:licensing@southwark.gov.uk)  
**Phone:** 020 7525 5779  
**Fax:** 020 7525 5705  
**Address:** Licensing, Health & Safety, Hub 1, 3rd Floor, 160 Tooley Street, SE1 2QH

<https://www.southwark.gov.uk/community-safety/let-s-talk-about-women-s-safety>

**From:**  
**Sent:** Thursday, August 23, 2018 7:45 PM  
**To:** McArthur, Wesley

**Subject:** Re: Application for a premises licence - Chapeau Tower Bridge, 37 Shad Thames, London, SE1 2NJ (our ref: L1U 863440)

**Importance:** High

Dear Wesley - I was aware of this condition, which is why I mentioned that the core group had discussed by email ... can you not accept this statement as proof that the core group agreed to submit the objection ? if not, could you please let me know what you need ? many thanks, best,

---

**From:** McArthur, Wesley

**Sent:** Friday, August 24, 2018 8:36 AM

**To:**

**Subject:** RE: Application for a premises licence - Chapeau Tower Bridge, 37 Shad Thames, London, SE1 2NJ (our ref: L1U 863440)

Dear ,

You will need to send me a copy of the email (referred to in the representation) showing that the core group agreed to object to the application, and also evidence that the 'core group' speaks for the as a whole.

Regards,

***Wesley McArthur***

Principal Enforcement Officer  
London Borough of Southwark

***E-mail:*** [wesley.mcarthur@southwark.gov.uk](mailto:wesley.mcarthur@southwark.gov.uk)

***General:*** [licensing@southwark.gov.uk](mailto:licensing@southwark.gov.uk)

***Phone:*** 020 7525 5779

***Fax:*** 020 7525 5705

***Address:*** [Licensing, Health & Safety, Hub 1, 3rd Floor, 160 Tooley Street, SE1 2QH](#)

<https://www.southwark.gov.uk/community-safety/let-s-talk-about-women-s-safety>

**Parties 40 & 41**

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

From:

Sent: Tuesday, August 21, 2018 9:05 PM

To: Regen, Licensing

Subject: License number 863440

As residents of flat Eagle Wharf Court we wish to object to the above license application no.863440.

The 2016 planning restriction on the sale of alcohol in Courage Yard needs to be exercised, and this application overturned. 37 Shad Thames is marketed as a lettable retail space by the freeholder of Courage Yard and it has rear doors that open onto Courage Yard in the path of the main pedestrian entrance to Eagle Wharf Court.

37 Shad Thames is also within the 100m zone of the restrictive covenant of Samuel Smith's brewery.

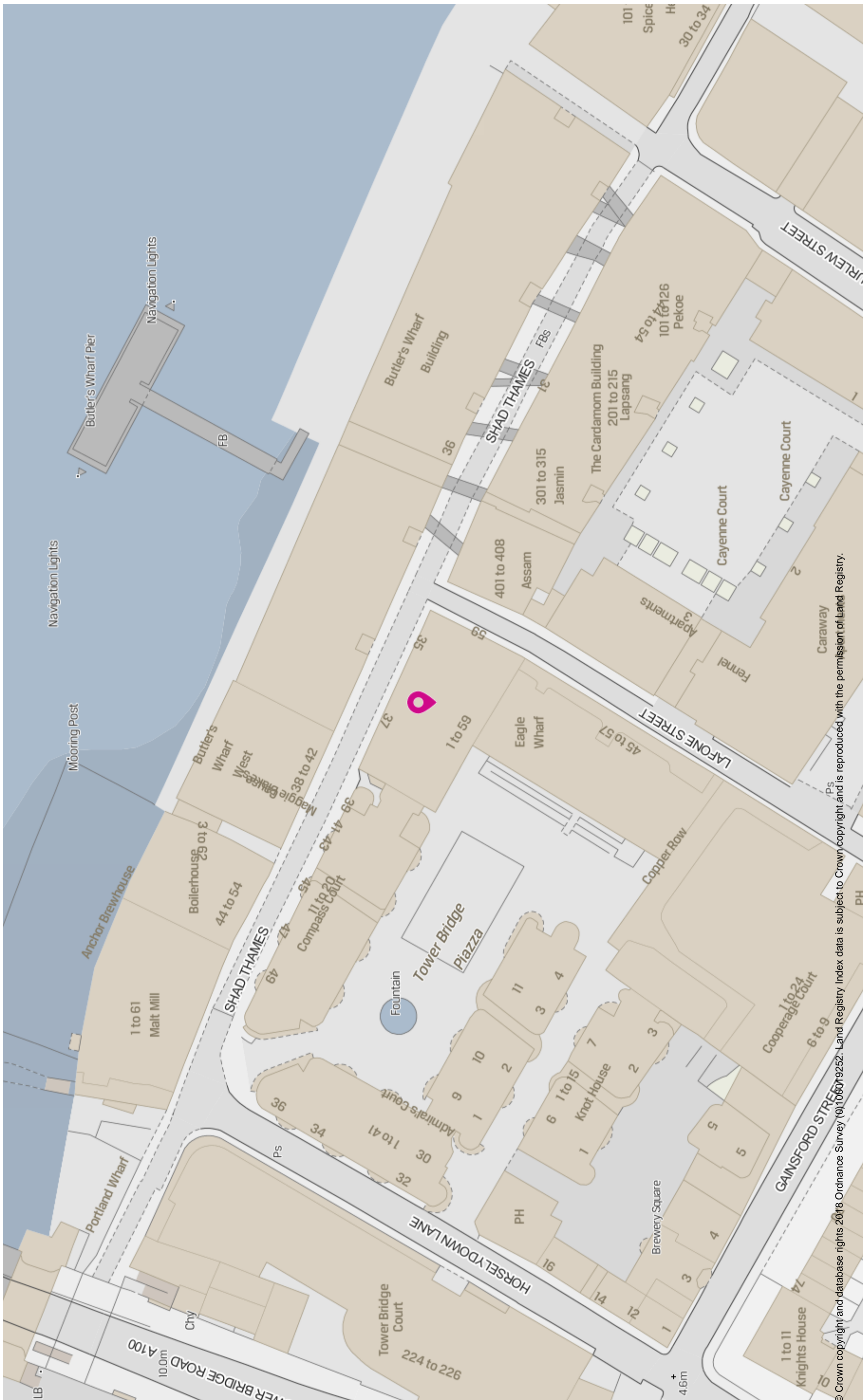
Objection based on public nuisance, disorder and public safety:

We have concerns because the doors from this establishment are adjacent to one of two entrances to Eagle Wharf Court.

These entrances should not be obstructed on grounds of public safety in case of fire or for residents ingress and egress when carrying anything to their flat.

Alcohol licences encourage congregations of people late at night and it is hugely likely based on all studies that public nuisance, noise and disorder will result at various times due to this. In particular, the piazza design of the square and the many flat balcony and windows positioned above this premises will amplify and aggregate the impact of the increased noise.

Kind regards



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24-Jul-2018



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