

Licensing Sub-Committee

Wednesday 24 April 2019

10.00 am

Ground Floor Meeting Room G02B - 160 Tooley Street, London SE1 2QH

Membership

Councillor Renata Hamvas (Chair)
Councillor Sirajul Islam
Councillor Charlie Smith

Reserves

Councillor Ian Wingfield

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

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Contact

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

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 11 April 2019



Licensing Sub-Committee

Wednesday 24 April 2019
10.00 am

Ground Floor Meeting Room G02B - 160 Tooley Street, London SE1 2QH

Order of Business

Item No.	Title	Page No.
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PART A - OPEN BUSINESS

1. APOLOGIES

To receive any apologies for absence.

2. CONFIRMATION OF VOTING MEMBERS

A representative of each political group will confirm the voting members of the committee.

3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.

5. LICENSING ACT 2003: LOCKES, ARCHES B & C, MONTAGUE CLOSE, LONDON SE1 9DA	1 - 98
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6. LICENSING ACT 2003: LICENSING ACT 2003: ADVENTURE BAR, ARCHES 2D & 2E, MONTAGUE CLOSE, LONDON SE1 9DA	99 - 185
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ANY OTHER OPEN BUSINESS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT.

PART B - CLOSED BUSINESS**EXCLUSION OF PRESS AND PUBLIC**

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

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

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

Date: 11 April 2019

Item No. 5.	Classification: Open	Date: 24 April 2019	Meeting Name: Licensing Sub-Committee
Report title:		Licensing Act 2003: Lockes, Arches B & C, Montague Close, London SE1 9DA	
Ward(s) or groups affected:		Borough and Bankside	
From:		Strategic Director of Environment and Leisure	

RECOMMENDATION

1. That the licensing sub-committee considers an application made by Locke Bar Co Ltd for a grant of a premises licence under the Licensing Act 2003 in respect of Locke, Arches B and C, Montague Close, London SE1 9DA.
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 20 of this report deals with the representations received to the premises licence application and conciliations progress made. Copies of the relevant representations from responsible authorities and other persons and correspondence from conciliation process are attached as Appendices B and C.
 - d) Paragraph 21 deals with licensed premises within a 100 metre radius of the premises. A map of the area is attached as Appendix D.
 - e) A copy of the council's approved procedure for hearings of the sub-committee in relation to an application made under the Licensing Act 2003, along with a copy of the hearing regulations, has been circulated to all parties to the meeting.

BACKGROUND INFORMATION

The Licensing Act 2003

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

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

KEY ISSUES FOR CONSIDERATION

The premises licence application

8. On 28 February 2019, Locke Bar Co Ltd applied to this council for the grant of a premises licence in respect of Lockes, Arches B and C, Montague Close, London SE1 9DA. The premises is described a bar located under the railway arches.
9. The application is summarised as follows:
 - Live Music (indoors):
Sunday to Wednesday: 10:00 to 00:00
Thursday to Saturday: 10:00 to 01:00
 - Recorded Music (indoors):
Sunday to Wednesday: 10:00 to 00:00
Thursday to Saturday: 10:00 to 01:00
 - Late Night Refreshment (indoors):
Sunday to Wednesday: 23:00 to 00:00
Thursday to Saturday: 23:00 to 01:00
 - Supply of alcohol (on & off the premises):
Sunday to Wednesday: 10:00 to 00:00
Thursday to Saturday: 10:00 to 01:00

- Operating hours of premises:
Sunday to Wednesday: 10:00 to 00:30
Thursday to Saturday: 10:00 to 01:30
 - Non standard timings for activities:
From the end of permitted on New Year's Eve to the start of permitted on New Year's Day.
01:00 on a Sunday before a Bank holiday.
 - Non standard timings for operating hours:
From the end of permitted on New Year's Eve to the start of permitted on New Year's Day.
01:30 on a Sunday before a Bank holiday.
10. The premises licence application form provides the applicant operating schedule. Parts E, F, I, J, K, L, and M set out the proposed operating hours and operating controls in full, with reference to the four licensing objectives as stated in the Licensing Act 2003. Should a premises licence be issued in respect of the application the information provided in part M of the operating schedule will form the basis of conditions that will be attached to the licence. A copy of the application is attached to this report as Appendix A.

Designated premises supervisor

11. The proposed designated premises supervisor is Steve Locke who is has a personal licence issued by Wandsworth Council.

Representations from responsible authorities

12. Representations were submitted by the Metropolitan Police Service, licensing (as a responsible authority) and Public Health.
13. The Metropolitan Police Service representation states that the premises are situated on the boundary of the Borough and Bankside cumulative impact policy (CIP) area and are in a designated strategic cultural area under the Southwark council statement of licensing policy. The premises hours sought are beyond what the policy stipulates. Although the applicant gives some consideration to control measures to address the licensing objectives however these fall short of what would be expected to the hours sought and so the police have submitted conditions to be considered.
14. The licensing representation mentions the premises is situated in the Bankside, Borough, London Bridge strategic cultural area. The 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, the prevention of public nuisance licensing objectives. They advise that the premises also fall within the CIP area for Borough and Bankside. The appropriate closing time in the area for public houses, wine bars or other drinking establishments on Sunday to Thursday is 23:00 and for Friday and Saturday it is 00:00.
15. To promote the licensing objectives they ask the applicant to consider bringing the opening hours applied for in line with that which is deemed appropriate for a bar in this area in the licensing policy and to amend the licensable activities as such, allowing half an hour drinking up time. They also seek clarification to certain matters

and have submitted conditions relating to accommodation limit and off sales to be considered by the applicant.

16. The public health representation also states that this premises is located within the Borough and Bankside cumulative impact policy area and that the applicant has not adequately rebutted the presumption that this premises will contribute to the cumulative impact of alcohol related harm in the local area. They also propose further conditions to the applicant for his consideration.
17. Copies of the representations are attached as Appendix B.

Representation from other persons

18. There are 13 representations from other persons (consisting of a local ward councillor and 12 local residents). They object under the prevention of public nuisance and crime and disorder objectives. The ward councillor points out that the premises falls within the Borough and Bankside cumulative impact policy area where there is a presumption against granting new licences. The residents' concerns include the proximity to the Southwark Cathedral Church, a Grade 1 listed place of worship. They also mention the presence of bars and restaurants already operating in a small area and the amount of noise generated by patrons and delivery vans and other emergency evacuation processes being hampered and obstructed by outside furniture. Some residents have also suggested certain conditions to be considered in the determination of this application.
19. Copies of the representations are attached as Appendix C.

Conciliation

20. The representations received were forwarded to the applicant. The licensing sub-committee will be updated on 24 April 2019.

The local area

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

Public houses and restaurants

- Mudlark, Montague Close, London SE1 (Monday to Sunday until 01:30).
- Southwark Cathedral, Montague Close, London SE1 (Monday to Sunday until 23:00).
- Boro Bistro, 6 -10 Borough High Street, London SE1 (Sunday until 2:30, Monday to Tuesday until 23:30 and Wednesday to Saturday until 04:00).
- Barrow Boy & Banker, 8 Borough High Street, London SE1 (Sunday to Friday until 01:30 and Saturday until 02:30)
- Pizza Express, 4 Borough High Street, London SE1 (Monday to Sunday until 00:30)
- Glaziers Hall, 9 Montague Close, London SE1 (Monday to Sunday until 02:00)
- Grind, 2 London Bridge, London SE1 (Sunday 22:30, Monday to Thursday until 00:00 and Friday and Saturday until 01:00).

- First Cup Limited, 4 Bridge Arcade, Green Dragon Court, London SE1 (Monday to Sunday until 00:00).

Deregulation of entertainment

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

Borough and Bankside cumulative impact zone

24. Council assembly approved the introduction of a special policy for Borough and Bankside on the cumulative impact of a concentration of licensed premises (saturation/cumulative impact policy) on 5 November 2008, and extended the area in April 2011. This application falls within the policy area.
25. The decision to introduce saturation policy was taken with regard to the committee's concern over rising trends of late night, alcohol-related violence against the person and late night disorder and rowdiness associated with late night licensed premises in the area.
26. The effect of this special policy is to create a presumption that applications for new premises licenses 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 committee's concerns around cumulative impact at the meeting.

Southwark statement of licensing policy

28. Council assembly approved Southwark's statement of licensing policy 2016-20 on 25 November 2015. Sections of the statement that are considered to be of particular relevance to the sub-committee's consideration are:
- Section 3 - Purpose and Scope of the Policy. This reinforces the four licensing objectives and the fundamental principles upon which this Authority relies in determining licence applications
 - Section 5 – Determining Applications for Premises Licences and Club Premises certificates. This explains how the policy works and considers issues such as location; high standards of management; and the principles behind condition setting.
 - Section 6 – Local Cumulative Impact Policies. This sets out this authority's approach to cumulative impact and defines the boundaries of the current

special policy areas and the classifications of premises to which they apply. To be read in conjunction with Appendix B to the policy

- Section 7 – Hours of Operation. This provides a guide to the hours of licensed operation that this Authority might consider appropriate by type of premises and (planning) area classification. To be read in conjunction with Appendix B to the policy.
 - 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. Within the Southwark statement of licensing policy 2016 - 2020 the following closing times are recommended as appropriate within this area for this categories of premises as follows:
- Restaurants and cafes:
 - Sunday to Thursday: 00:00
 - Friday and Saturday: 01:00.
 - Public bars, wine bars and other drinking establishments:
 - Sunday to Thursday: 23:00
 - Friday and Saturday: 00:00.
 - There are no restriction times for hotel bars and guest houses.

Resource implications

31. A fee of £190.00 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.

Consultations

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 a similar notice 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. Interested parties 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 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 regulatory services has confirmed that the costs of this process over and above the application fee are borne by the service.

BACKGROUND DOCUMENTS

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

APPENDICES

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

AUDIT TRAIL

Lead Officer	Strategic Director of Environment and Leisure		
Report Author	Dorcas Mills, Principal Licensing Officer		
Version	Final		
Dated	10 April 2019		
Key Decision?	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title	Comments sought	Comments included	
Director of Law and Democracy	Yes	Yes	
Strategic Director of Finance and Governance	Yes	Yes	
Cabinet Member	No	No	
Date final report sent to Constitutional Team		10 April 2019	

RECEIVED

28 FEB 2019

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

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

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

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

I/We Locke Bar Co Ltd

(Insert name(s) of applicant)

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

Part 1 – Premises details

Postal address of premises or, if none, ordnance survey map reference or description Lockes Arches B & C Montague Close			
Post town	London	Postcode	SE1 9DA
Telephone number at premises (if any)			
Non-domestic rateable value of premises		£32500	

Part 2 - Applicant details

Please state whether you are applying for a premises licence as

Please tick as appropriate

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

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

27/02/2019

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

Ref No. 1188662

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

	Locke Bar Co 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)

£	32500
	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

	Lockes
--	--------

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

Address Line 1	RAILWAY ARCHES 2D AND 2E MONTAGUE CLOSE
Address Line 2	
Town	LONDON
County	
Post code	SE1 9DA
Ordnance survey map reference	
Description of the location	Arches B & C
Telephone number	02070420417

Applicant Details

Please select whether you are applying for a premises licence as

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

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

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	Locke Bar Co Ltd
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Address - First Entry

Street number or building name	71-75
Street Description	Shelton Street
Town	London
County	
Post code	WC2H 9JQ
Registered number (where applicable)	11547902
Description of applicant (for example, partnership, company, unincorporated association etc)	Private limited Company

Contact Details - First Entry

Telephone number	
Email address	

Operating Schedule

When do you want the premises licence to start?

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

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General description of premises (see guidance note 1)

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

	Bar
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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)

	e) live music
	f) recorded music

Provision of late night refreshment

	i) Late night refreshment
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Supply of alcohol

	j) Supply of alcohol
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E - Live Music

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

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

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

Standard days and timings for Live Music (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	01:00
Fri	10:00	01:00
Sat	10:00	01:00
Sun	10:00	00:00

State any seasonal variations for the performance of live music (Please read guidance note 5)

--	--

Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed. (Please read guidance note 6)

	<ul style="list-style-type: none"> •From the end of permitted hours on new years' eve to the start of permitted hours on new years' day. •01:00 on Sundays before bank holidays.
--	--

F - Recorded Music

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

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

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

	Music
--	-------

Standard days and timings for Recorded Music (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	01:00
Fri	10:00	01:00
Sat	10:00	01:00
Sun	10:00	00:00

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

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	01:00
Fri	10:00	01:00
Sat	10:00	01:00
Sun	10:00	00:00

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

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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)

	<ul style="list-style-type: none"> •01:00 on Sundays before bank holidays •From the end of permitted hours on new years' eve to the start of permitted hours on new years' day.
--	---

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

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Premises Supervisor

Full name of proposed designated premises supervisor

First names	Steve
Surname	Locke

DOB

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

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

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

--	--

Non standard timings. Where you intend to use the premises for the playing of recorded music entertainment at different times to those listed. (Please read guidance note 6)

	•01:00 on Sundays before bank holidays •From the end of permitted hours on new years' eve to the start of permitted hours on new years' day
--	--

I - Late Night Refreshment

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

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

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

	hot food/drink
--	----------------

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	01:00
Fri	23:00	01:00
Sat	23:00	01:00
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)

	•01:00 on Sundays before bank holidays •From the end of permitted hours on new years' eve to the start of permitted hours on new years' day.
--	---

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

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)	Wandsworth

K

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

	n/a
--	-----

L - Hours premises are open to public

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

Day	Start	Finish
Mon	10:00	00:30
Tues	10:00	00:30
Wed	10:00	00:30
Thur	10:00	01:30
Fri	10:00	01:30
Sat	10:00	01:30
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)

	<ul style="list-style-type: none"> • 01:30 on Sundays before bank holidays • From the end of permitted hours on new years' eve to the start of permitted hours on
--	---

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

	new years' day
--	----------------

M - Steps to promote four licencing objectives

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

	Please see appended operating schedule of proposed conditions to address all four licensing objectives.
--	---

b) the prevention of crime and disorder

	see a) above
--	--------------

c) public safety

	see a) above
--	--------------

d) the prevention of public nuisance

	see a) above
--	--------------

e) the protection of children from harm

	see a) above
--	--------------

Please upload a plan of the premises

	
--	---

Please upload any additional information i.e. risk assessments

	<u>Summary-Disperal-doc.pdf</u>
--	---------------------------------

Checklist

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

Home Office Declaration

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

Please tick to indicate agreement

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

Declaration

I agree to the above statement

	Yes
PaymentDescription	2 [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	Thomas & Thomas Partners LLP
Date (DD/MM/YYYY)	27/02/2019
Capacity	Solicitors on behalf of licensee

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)	27/02/2019
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	Our ref: JS/LOC.1.1 Thomas & Thomas Partners LLP 38A Monmouth Street London WC2H 9EP
Telephone No.	[REDACTED]
If you prefer us to correspond with you by e-mail, your email address (optional)	[REDACTED]@tandtp.com

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.

27/02/2019

LOCKES**Arches B & C Montague Close London SE1 9DA****Application for a new Premises Licence****Proposed Licensable Activities:**

	Sale of Alcohol (on & off sales) Live & Recorded Music Late Night Refreshment	Opening Hours
Sunday – Wednesday	10:00 – 00:00	10:00 – 00:30
Thursday – Saturday	10.00 – 01:00	10:00 – 01:30

Non standard timings:

- 01:00 on Sundays before bank holidays
- From the end of permitted hours on new years' eve to the start of permitted hours on new years' day

Proposed Conditions

1. No noise shall emanate from the premises, nor vibration be transmitted through the structure of the premises, which gives rise to a nuisance.
2. 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.
3. Rubbish (including bottles) shall not be moved, removed or placed in outside areas of the premises between 2300 hours and 0700 hours.
4. The pavement in the immediate vicinity of the premises shall keep free from waste / refuse emanating from the premises while the premises are open.
5. All waste for collection shall properly be presented and placed no earlier than 30 minutes before the scheduled waste collection times.
6. All windows and external doors shall be kept closed after 23:00 hours, except for the immediate access and egress of persons.
7. A direct telephone number for the manager at the premises shall be publicly available at all times the premises is open.

27/02/2019

8. An incident log shall be kept at the premises, and made available on request to an authorised officer of the council or the police. It must be completed within 24 hours of the incident and will record the following: (a) all crimes reported to the venue (b) all ejections of patrons (c) any complaints received concerning crime and disorder (d) any incidents of disorder (e) all seizures of drugs or offensive weapons (f) any faults in the CCTV system (g) any refusal of the sale of alcohol (h) any visit by a relevant authority or emergency service.
9. An adequate and appropriate supply of first aid equipment and materials shall be available on the premises at all times.
10. 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.
11. All CCTV footage 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 that is familiar with the operation of the CCTV and able to download the footage upon reasonable request.
12. 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.
13. 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.
14. 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.
15. 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

27/02/2019

is displayed for sale. The signage shall be kept free from obstructions at all times.

16. 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.
17. Any '*off sales*' of alcohol shall be provided in sealed containers and taken away from the premises or restricted to a designated external area only.
18. The accommodation limit for the premises as defined on the plans shall not exceed [TBC] patrons.
19. A written dispersal policy shall be kept at the premises with the licence and made available for inspection by authorised officers.
20. All staff shall be trained in the use of the dispersal policy.

Thomas & Thomas
Partners LLP

38a Monmouth Street

London WC2H 9EP

tel: [REDACTED]

fax: [REDACTED]

DISPERSAL POLICY

Arches 2B – 2E
Montague Close
London SE1 9DA

APPLICANT: XXXXXXXXX

Thomas & Thomas Partners LLP
Reference: AT/JS
Solicitors for the Applicant

1. INTRODUCTION

- 1.1 This document, ("**the Policy**"), sets out a number of controls and safeguards intended to be utilised to ensure the premises at Arches 2B – 2E, Montague Close, London SE1 9DA ("**the Premises**") promotes all 4 licensing objectives. In addition to the Policy, a comprehensive set of licensing conditions has been submitted with the Applications for a new Premises Licence ("**the Applications**").

2. OBJECTIVE

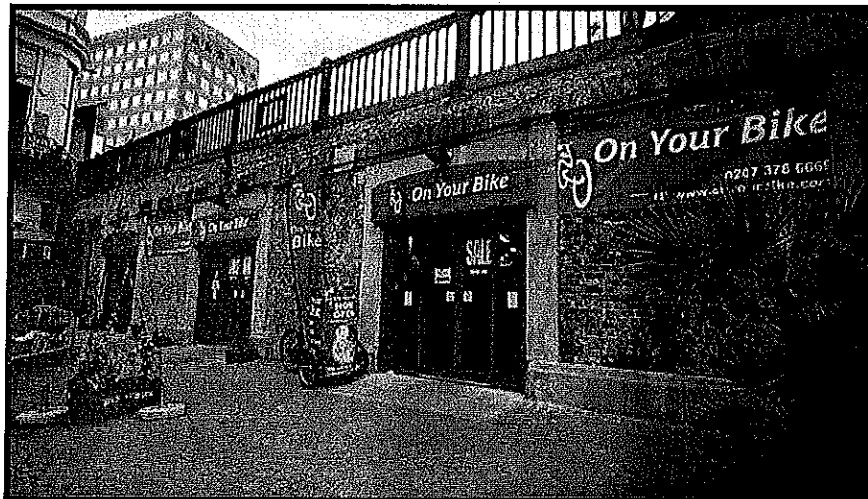
- 2.1 The objective of the Policy is to ensure a quiet, controlled and swift dispersal of customers from the Premises, particularly at night.
- 2.2 The Policy promotes a professional and responsible management of customers as they leave to ensure they make their journey home without any adverse impact on local residents.
- 2.3 The Policy addresses nuisance caused to local residents from the following risks:
- 2.3.1 Noisy or anti-social behaviour by customers leaving the Premises.
 - 2.3.2 Large numbers of people leaving the Premises at the same time.
- 2.4 The Policy also helps to ensure patrons make their journey home safely and do not become victims of crime.

3. LOCATION

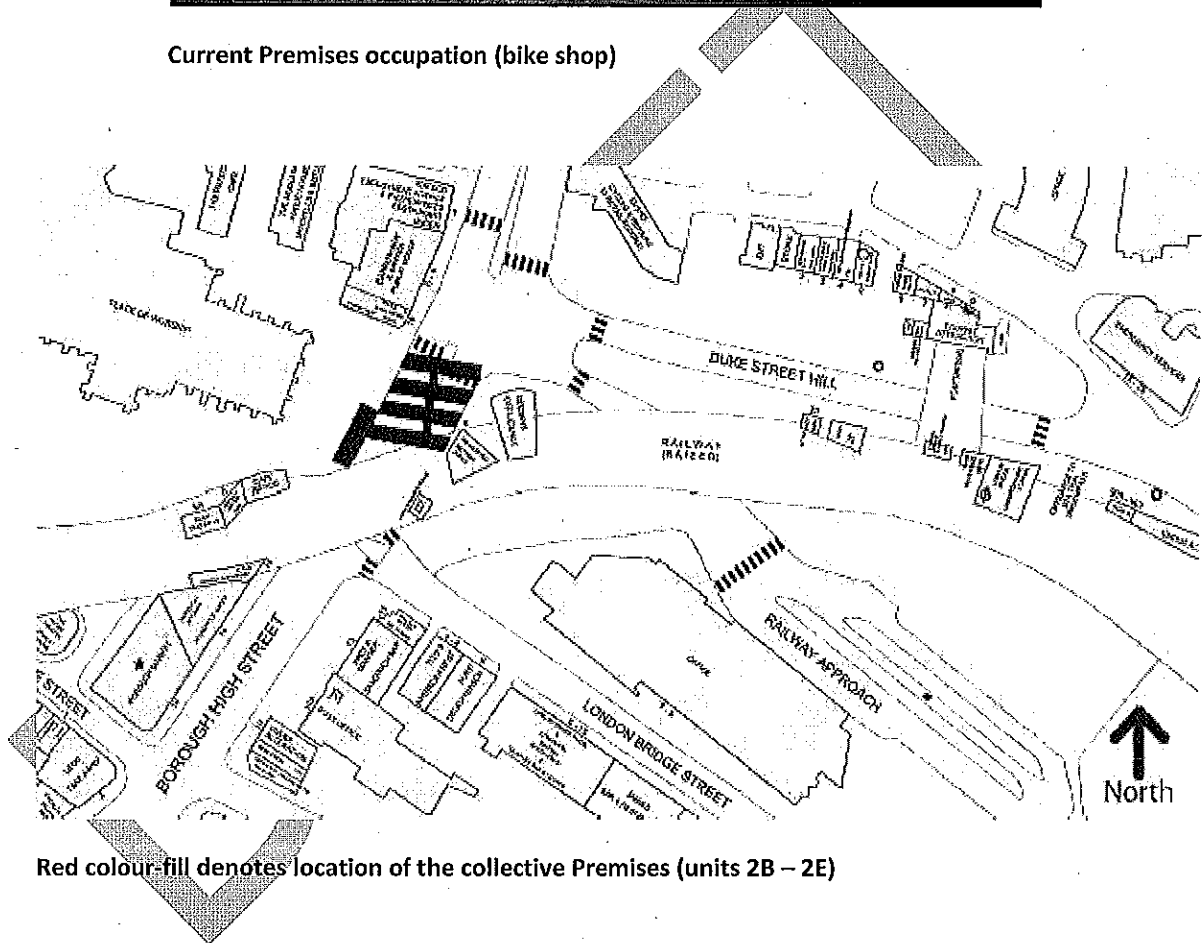
- 3.1 The Premises are located on Montague Close, adjacent to Borough Market and in close proximity to London Bridge Station. The Premises are arranged over 4 arches in total, with units at ground floor and basement levels.
- 3.2 The area is a popular tourist location, with attractions such as Borough Market, HMS Belfast, and London Bridge, and a leisure hotspot with restaurants, bars and pubs in the vicinity. There is a high pedestrian footfall throughout the daytime and evening, seven days a week.

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Current Premises occupation (bike shop)



Red colour-fill denotes location of the collective Premises (units 2B – 2E)



Red pin denotes location of the Premises

4. OPERATING HOURS

- 4.1 The operating hours will be Sunday to Wednesday 10:00 to 00:30 and Thursday to Saturday 10:00 to 01:30.
- 4.2 This Policy must be followed throughout the operating hours of the Premises, although particular attention should be paid to customers leaving at night.

5. DEDICATED TELEPHONE NUMBER

- 5.1 A dedicated telephone number for the Designated Premises Supervisor or the duty manager will be maintained for use by any person who may wish to speak to an appropriate member of staff for an issues arising, including dispersal of customers from the premises.

6. GENERAL ENTRY/EGRESS

- 6.1 Access to the Premises will be from the entrance on [Montague Close]. From this exit patrons can disperse directly to nearby transport links.
- 6.2 Clearly legible notices shall be displayed at all customer exits in such a manner so that they can be easily seen and read by customers requesting that they leave the Premises in a quiet and orderly manner that is respectful to all neighbours.

7. DISPERSAL

- 7.1 The primary point of dispersal is the main exit onto Montague Close. From this exit customers can disperse directly to the nearby transport links via [the A3 / London Bridge Street / Tooley Street] and beyond.
- 7.2 Towards closing time customers must be politely reminded the premises is about to close.
- 7.3 Members of staff must comply with the conditions of the Premises Licence to ensure customers are managed professionally and leave quickly and quietly. They will also politely request any customers loitering outside the premises to continue their journey home. The management will not tolerate unruly or anti-social behaviour from customers whether in the premises or when leaving the premises.
- 7.4 Customer shall be made aware of local transport links (see below).

8. TRANSPORT

- 8.1 Given the nature of the area and the high pedestrian footfall, it is anticipated that a lot of the customers will be local workers and tourists in the area and will arrive by foot.
- 8.2 The premises is also well serviced by public transport links, as set out below. All staff shall be familiar with these transport links so they can advise customers where required.

RAIL/TUBE

- 8.2.1 The Premises is very well situated near the following easily accessible tube and rail stations on foot:
 - a) London Bridge tube station: <0.1 miles // 2 minute walk // Jubilee & Northern lines
 - b) London Bridge Rail station: 0.3 miles // 6 minute walk
- 8.2.2 And slightly further afield:
 - a) Borough station: 0.4 miles // 8 minute walk // National Rail, Bakerloo & Northern lines
 - b) Monument station: 0.4 miles // 8 minute walk // Circle & District Lines
- 8.2.3 Staff will be familiar with the stations and will be able to direct customers accordingly.

BUSES

8.2.4 The immediate area surrounding the Premises is extremely well serviced by public buses. TFL bus services, including night buses, are accessible by several bus stops in the vicinity of the Premises. Routes include 17, 21, 40, 43, 47, 48, 141, 149, 521 N21, N133, N199 N343, which go to a variety of destinations throughout the area.

8.2.5 Where necessary, customers are given directions to the bus stops and are reminded to consider the local residents and businesses when travelling to the bus stops and waiting for buses, particularly at night.

8.2.6 Staff will be familiar with the local bus services and can advise customers accordingly.

TAXI

8.2.7 Black cabs are available right through the day and night in the area.

8.2.8 Staff will assist customers calling a taxi if required.

8.2.9 Customers will be encouraged to quickly and quietly flag and enter cabs to minimise any noise disruption.

8.2.10 Drivers shall be instructed to turn off engines when waiting for customers

8.2.11 Other forms of app-based taxis will be available to customers. It is anticipated that customers will be wait inside until their taxi has arrived to ensure a quick and quiet exit.

9. SIGNAGE

9.1 Clearly legible notices will be displayed at all exits from the premises requesting patrons to respect the needs of local residents and to leave the premises and area quietly.

10. SMOKING

10.1 Persons leaving the Premises temporarily to smoke will be managed to ensure they do not obstruct the highway nor cause a nuisance in the vicinity.

11. GENERAL MANAGER'S ROLE

11.1 It is ultimately the responsibility of the General Manager to:

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Partners LLP

- a) ensure that any door supervisors, other managers and staff act effectively and responsibly to comply with this policy;
- b) use all reasonable endeavours to dissuade customers from causing any disturbance or nuisance within the vicinity of the premises.
- c) prioritise and assist wherever possible in ensuring a quiet and orderly as possible.

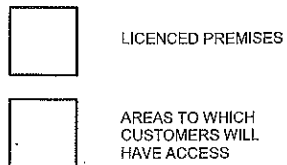
12. CONDITIONALITY

12.1 The Applications contain a schedule of appropriate conditionality for the promoting of the Licensing Objectives. Conditionality applicable to dispersal and noise are set out below:

- 12.1.1 No noise shall emanate from the Premises, nor vibration be transmitted through the structure of the premises, which gives rise to a nuisance.
- 12.1.2 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 neighbours.
- 12.1.3 A direct telephone number for the manager at the premises shall be available at all times the premises is open.
- 12.1.4 A written dispersal policy shall be kept at the premises with the licence and made available for inspection by authorised officers.
- 12.1.5 All staff shall be trained in the use of the dispersal policy.

26 February 2019

KEY SYMBOLS



GROUND FLOOR :

- 205 SQM

BASEMENT FLOOR :

- 205 SQM

FIRE SAFETY

EMERGENCY EXIT LIGHTING BS 5226
PT 1
EL - POSITION

FIRE DETECTION & EARLY WARNING
BS 5839 PT 1 L3
H - HEAT
S - SMOKE
M - MANUAL CALL POINT
VB - VISUAL BEACON

SIGNAGE BS 5499 PART 4
FE - POSITION

NOTE : FIRE SAFETY TO ADHERE
TO LOCAL GUIDELINES &
REQUIREMENTS. LOCAL AGENT
/ OFFICER TO OVERLAY FIRE
SAFETY EQUIPMENT

RED HATCHED AREA
DENOTES 'ALCOHOL
DISPLAY AREA'

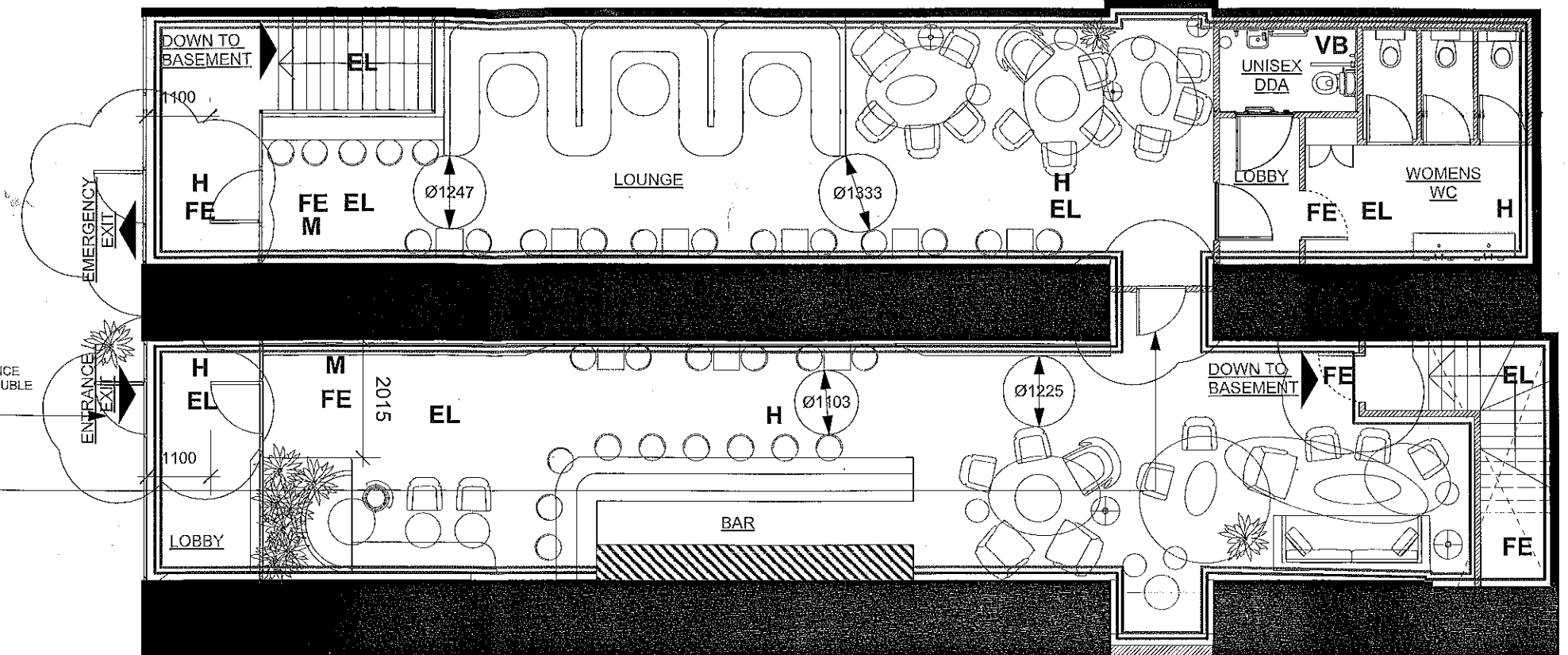
MID LEVEL ALCOHOL DISPLAY
ON BACK BAR, SMALL
SELECTION OF LIQUOR
BOTTLES. ALSO DISPLAY
FRIDGES ON BACK BAR

TOTAL LINEAR METERS OF
BACK BAR 5.5M

LOCKES, LONDON BRIDGE LC.1870.007 LICENSING PLAN

1.1M EXTERNAL CLEARANCE
FROM DOOR LEAF. TO DOUBLE
CHECK ON SITE.

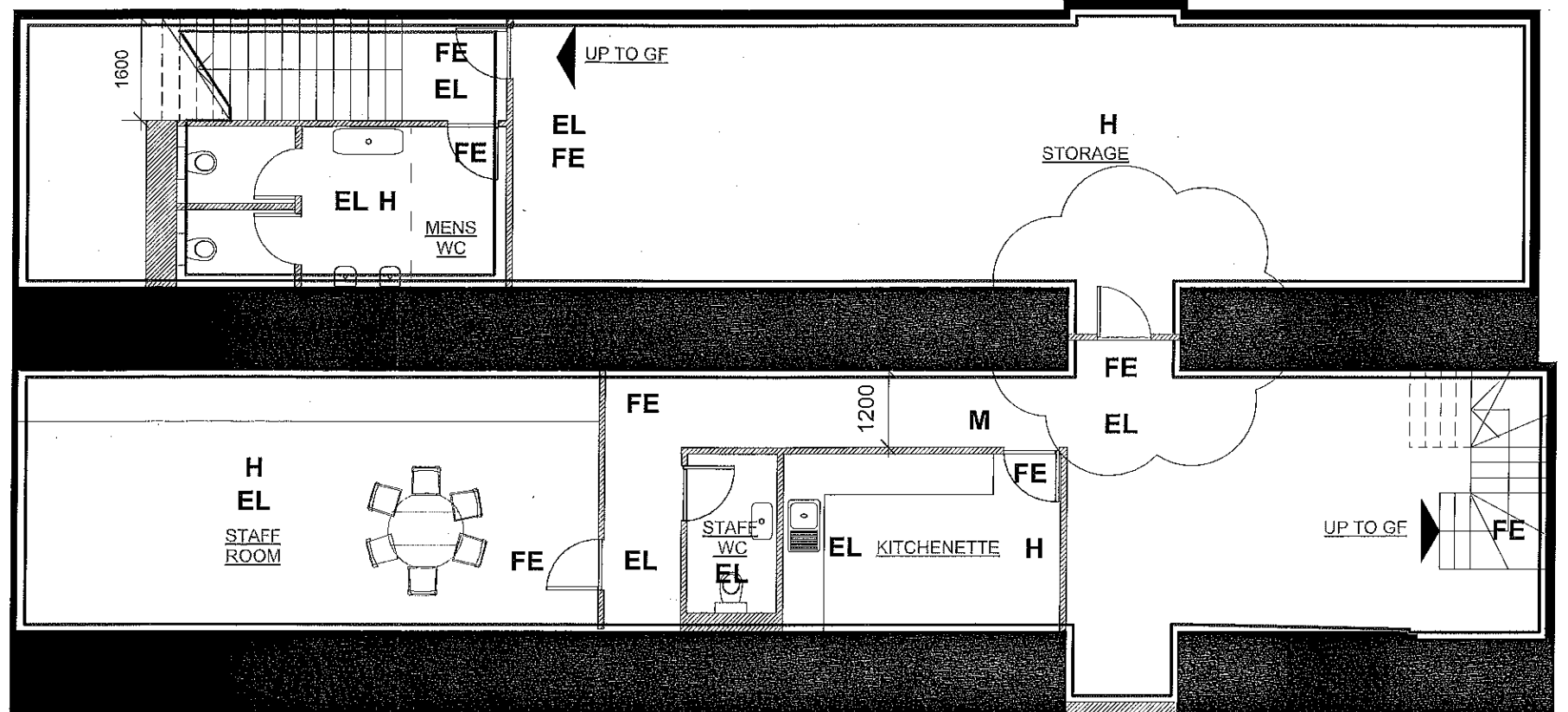
FIRE DOOR ON
MAGNETIC
MONITORED LOCKS



1 GROUND FLOOR GA
Scale: 1:100

FIRE SAFETY STANDARDS AND TECHNICAL NOTES FOR LICENCING APPLICATIONS

1. DOORS AND PARTITIONS REQUIRED TO BE FIRE RESISTING ARE IN ACCORDANCE WITH BS457, 1972 AS AMENDED
2. FIRE RESISTING DOORS REQUIRED TO RESIST THE PASSAGE OF SMOKE AT AMBIENT TEMPERATURE CONDITIONS ARE, UNLESS TESTED IN ACCORDANCE WITH BS476, SECTION 3.1.1, 1983, FITTED WITH SMOKE SEAL.
3. THE FIRE ALARM SYSTEM COMPLIES WITH BS 5839 PART 1, 2002. THE ATTENTION OF THE DESIGNING ENGINEER SHOULD BE DRAWN TO PARAGRAPH 3.1 (CONSULTATIONS AND RECORDS) OF BS 5839, PART 1, 2002, WHICH REQUIRES CONSULTATIONS TO BE MADE WITH THE FIRE AUTHORITY.
4. THE EMERGENCY LIGHTING INSTALLATION IS TO COMPLY WITH BS5266, PART 1 1999. THE ATTENTION OF THE DESIGNING ENGINEER SHOULD BE DRAWN TO PARAGRAPH 3.1 (CONSULTATIONS AND RECORDS) OF BS 5266, PART 1, 2002, WHICH REQUIRES CONSULTATIONS TO BE MADE WITH THE FIRE AUTHORITY.
5. FIRE SAFETY RELATED SIGNS AND NOTICES CONFORM WITH BS5499, PART 1 1999.
6. ILLUMINATED "EXIT" SIGNS CONFORM WITH BS2500
7. FIREFIGHTING EQUIPMENT TO COMPLY WITH BS5423, 1987, AND BS5506 PART 3 1995.
8. UPHOLSTERED SEATING FURNITURE MUST SATISFY, AS A MINIMUM STANDARD IGNITION SOURCE (CIGARETTE TEST) AND CRIB IGNITION SOURCE S AS SPECIFIED IN BS 5862:1999. "METHODS OF TEST FOR ASSESSMENT OF THE IGNITABILITY OF UPHOLSTERED SEATING BY SMOLDERING AND FLAMING IGNITION SOURCES"
9. IF IN ORDER TO SOURCE COMPLIANCE WITH THE ABOVE STANDARDS THE FABRIC SUBMITTED FOR TEST BEING TESTED BEFORE HAND WITH A FIRE RETARDANT PRODUCT, THE TESTING LABORATORY MUST BE INSTRUCTED TO SUBJECT THE SAMPLES TO TREATED TO WATER SOAK TEST. IN ACCORDANCE WITH BS5851, 1999, PARAGRAPH 3, BEFORE THE BS 5852 TEST ARE CARRIED OUT.
10. COPY OF THE LABORATORY TEST REPORT FROM AN ACCREDITED TESTING LABORATORY IDENTIFYING COMPLIANCE OF THE FURNISHINGS COMPOSITE WITH THE ABOVE CERTIFICATE HAVE BEEN INSTALLED IN THE PREMISES.
11. CURTAINS AND OTHER TEXTILE HANGINGS MUST BE INHERENTLY FLAME RETARDANT OR, BE TREATED WITH A DURABLE FLAME RETARDANT. THEY MUST BE CAPABLE OF COMPLYING WITH "TYPE B" PERFORMANCE REQUIREMENTS AS SET OUT BY BS5867, PART 2 1980. "SPECIFICATION FOR FABRICS FOR CURTAINS AND DRAPES- FLAMMABILITY REQUIREMENTS".
12. ARTIFICIAL FOLIAGE AND OTHER DECORATIVE EFFECTS ARE TO BE FIRE RETARDANT TO THE SATISFACTION OF THE FIRE AUTHORITY.
13. LININGS AND SURFACE FINISHES OF WALLS AND CEILINGS HAVE A SURFACE SPREAD OF FLAME RATINGS AS DEFINED IN THE BUILDING REGS 1991.
14. TEXTILE FLOOR COVERINGS CONFORM TO BS5287 WHEN TESTED IN ACCORDANCE WITH BS 4790, 1987.
15. ALL FIRE ESCAPE DOORS TO INCORPORATE PANIC TYPE-OPENING LATCHES FOR EMERGENCY ESCAPE.



2 BASEMENT GA
Scale: 1:100

REV	DATE	BY	DESCRIP.
B	05.02.19	SF	RELOCATED MENS WC
C	06.02.19	EF	UPDATED WOMENS WC, ADDITIONAL CUBICLE
D	07.02.19	SF	UPDATED FIRE DOOR LEAFS AND ADDED ADDITIONAL FIRE DOORS.

REV	DATE	BY	DESCRIP.

NOTES:

LICENSING PLAN ONLY. THESE DRAWINGS ARE
LICENSING DRAWINGS ONLY AND COLLATED FOR
INFORMATION ONLY.
DO NOT BUILD FROM THESE DRAWINGS.
IN LINE WITH FULL PROJECT PREAMBLES AND GENERAL
NOTES CONTRACTOR TO PRODUCE FULL SETTING OUT
AND SHOP DRAWINGS TO ENABLE CONSTRUCTION.

CDM NOTATION

NO RISK / HAZARD

DESIGNER HAS CHECKED THIS DRAWING & HAS IDENTIFIED NO
INHERENT RISK ITEMS WITHIN MANUFACTURE, INSTALLATION,
MAINTENANCE AND CUSTOMER OR STAFF OPERATION.

RISK / HAZARD IDENTIFIED

DESIGNER HAS IDENTIFIED A RISK ATTACHED TO ITEMS WITHIN
THIS DRAWING. THESE RISKS CANNOT BE REMOVED BY
DESIGNER. DESIGNER REQUIRES INPUT BY NOMINATED
PARTIES TO ENABLE SUBSEQUENT REMOVAL OF RISK. SEE
RISK / HAZARD TAG ON DRAWING(S).

IF BOX 2 MARKED REFER TO DESIGNER RANS SCHEDULE

NOTE: PRINCIPLE DESIGNER TO RUN THROUGH ALL DRAWINGS
ENSURING NO RISK / HAZARD IS MISSED.

INSERT X INTO BOX 1 OR 2

BOX 1

BOX 2

RISK / HAZARD TAG EXAMPLE:

RH:00

THIS DRAWING IS THE PROPERTY OF SHED DESIGN LTD.
COPYRIGHT IS RESERVED BY THEM AND THE DRAWING IS ISSUED
ON THE CONDITION THAT IT IS NOT COPIED, REPRODUCED,
REPRINTED OR USED IN ANY MANNER WITHOUT THE WRITING
OF SHED DESIGN LTD.

DO NOT SCALE THIS DRAWING. DIMENSIONS ONLY ARE
TO BE USED IN PREPARATION OF ALL SCALE DRAWINGS. ALL
DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE ANY WORK
PROCEEDS. ANY ERRORS OR OMISSIONS ARE TO BE REPORTED
TO THE DESIGNER. IF IN DOUBT ASK.

THE CONTRACTOR IS TO PROVIDE FULL SIZED SETTING OUT
DRAWINGS BASED ON INFORMATION CONTAINED IN THIS DRAWING
FOR THE DESIGNER'S APPROVAL PRIOR TO COMMENCING
MANUFACTURE.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL
RELEVANT CONSULTANTS AND/OR SPECIALISTS DRAWINGS OR
DOCUMENTS AND ANY DISCREPANCIES OR VARIATIONS ARE TO BE
NOTIFIED TO THE DESIGNER BEFORE THE AFFECTED WORK
COMMENCES.

CLIENT	STEVE LOCKE
PROJECT	ARCHES, MONTAGUE CLOSE
DESCRIPTION	LICENSING PLAN
DATE	25.01.19
DRAWN BY	SF
CHECKED BY	
SCALE @ A3	1:100
SCALE @ A1	
DRAWING NO.	LC007
JOB NO.	1870
REVISION	01

Shed.

33, Alfred Place
London
WC1E 7UP
t +44 (0)20 7636 9500
f +44 (0)20 7636 9501



The Licensing Unit

Floor 3
160 Tooley Street
London
SE1 2QH

Metropolitan Police Service

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

Tel: 020 7232 6756

Email: SouthwarkLicensing@met.police.uk

Our reference: MD/21/40

Date: 26/03/2019

Dear Sir/Madam

Re:-Lockes Railway Arches 2D& 2E Montague Close SE1 9DA

Police are in possession of an application from the above for a new premise licence under the licensing act 2003. Lockes is described as a Bar.
The application is for the following

Hours open to the public
Sun-Wed 1000hrs-0030hrs
Thur-Sat 1000hrs-0130hrs

Supply of Alcohol on/off sales
Sun-Wed 1000hrs-0000hrs
Thur-Sat 1000hrs-0100hrs

Late Night Refreshment
Sun-Wed 2300hrs-0000hrs
Thur-Sat 2300hrs-0100hrs

Recorded Music
Sun-Wed 1000hrs-0000hrs
Thur-Sat 1000hrs-0100hrs

Live Music

Sun-Wed 1000hrs-0000hrs
Thur-Sat 1000hrs-0100hrs

The venue is positioned in the London Bridge Cumulative Impact Zone and the hours requested are outside that recommended in the Southwark Council licensing policy which is

in place to address potential issues of ASB and are more aligned with that of a night club than a bar.

Southwark police object to the granting of this licence in its current form as although the applicant has offered a number of control measures they do not go far enough however for such extended hours. However if the council is of a mind to grant such a licence police would like to see the following conditions/wording on the licence.

- 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.
- 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.
- That all CCTV footage shall be kept for a period of thirty one (31) days, maintained to a good working order and shall, upon request, be made immediately available to Officers of the Police and the Council
- That all staff involved in the sale or service of alcohol 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.
- *Customers shall use no outside area after 22.00hrs other than those who temporarily leave the premises to smoke a cigarette. This shall be limited to 10 persons and monitored by SIA door staff.*
- *No beverages to be removed from the premises with the exception of off sales which shall be in sealed containers for consumption away from the premises.*
- *All licensable activities shall cease 30 minutes prior to the terminal hour*
- *8. That two SIA registered door supervisors will be engaged when the premises are in operation and the terminal hour is greater than 00:00hrs 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*

The Following is submitted for your consideration.

Yours Sincerely

PC Mark Lynch 2246AS

Licensing Officer
Southwark Police Licensing Unit

From: Tear, Jayne
Sent: Thursday, March 28, 2019 10:37 PM
To: Regen, Licensing
Cc: Mills, Dorcas; [REDACTED]@tandtp.com'
Subject: REPRESENTATION RE LOCKES, RAILWAY ARCHES B & C, MONTAGUE CLOSE, SE1 9DA

Subject

Re: Lockes, Railway Arches B & C, Montague Close, London, SE1 9DA –
 Application to for a premises licence

I write with regards to the above application for the grant of a premises licence submitted by Lockes Bar Co Limited under the Licensing Act 2003, which seeks the following licensable activities:

- Live music (indoors) on Sunday to Wednesday from 10:00 to 00:00 and on Thursday to Saturday from 10:00 to 01:00 the following day
- Recorded music (indoors) on Sunday to Wednesday from 10:00 to 00:00 and on Thursday to Saturday from 10:00 to 01:00 the following day
- Late night refreshment (indoors) (indoors) on Sunday to Wednesday from 23:00 to 00:00 and on Thursday to Saturday from 23:00 to 01:00 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 01:00 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 01:30 the following day

Non Standard Timings as follows -

Live music; recorded music, late night refreshment and supply of alcohol:

- 1:00 on Sundays before Bank Holidays
- From the end of permitted hours on new years eve to the start of permitted hours on new years day

Opening times:

- 01:30 on Sundays before Bank Holidays
- From the end of permitted hours on new years eve to the start of permitted hours on new years day

The premises is described as a 'Bar'

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.

This premise is situated within the Bankside, Borough, London Bridge Strategic Cultural & London Bridge District Town Centre Area and under the Southwark Statement of Licensing policy 2016 – 2020 the appropriate closing times in the area for public houses, wine bars or other drinking establishments **on Sunday to Thursday is 23:00 hours and for Friday and Saturday 00:00 hours.**

To promote the licensing objectives I ask the applicant to consider bringing the opening hours applied for in line with that which is deemed appropriate for a Bar in

From: Public Health Licensing
Sent: Wednesday, March 27, 2019 3:20 PM
To: Regen, Licensing; Public Health Licensing; Tear, Jayne; Moore, Ray;
 [REDACTED]@met.police.uk'; Shapo, Leidon
Subject: RE: Lockes, Railway Arches B-C Montague Close, SE1 9DA

To Whom it may concern:

RE: Lockes, Railway Arches B-C Montague Close, SE1 9DA

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

This representation is made in respect of the following licensing objectives:

The prevention of crime and disorder

Prevention of public nuisance

General Comments

The applicant requests a new premises licence for Recorded music indoors, Sale of alcohol on/off the premises, Late night refreshments indoors and Live music indoors with opening hours of 10:00 - 00:30 Sunday to Wednesday and 10 – 01:30 Thursday to Saturday.

Requested times	Opening Hours	Alcohol sales On Premises	Alcohol Sales Off Premises	Live music - indoors	Late night refreshment - indoors	Recorded music – indoors
Sunday - Wednesday	10:00 – 00:30	10:00 – 00:00	10:00 – 00:00	10:00 – 00:00	23:00 – 00:00	10:00 – 00:00
Thursday - Saturday	10:00 – 01:30	10:00 – 01:00	10:00 – 01:00	10:00 – 01:00	23:00 – 01:00	10:00 – 01:00

Concerns relating to this application

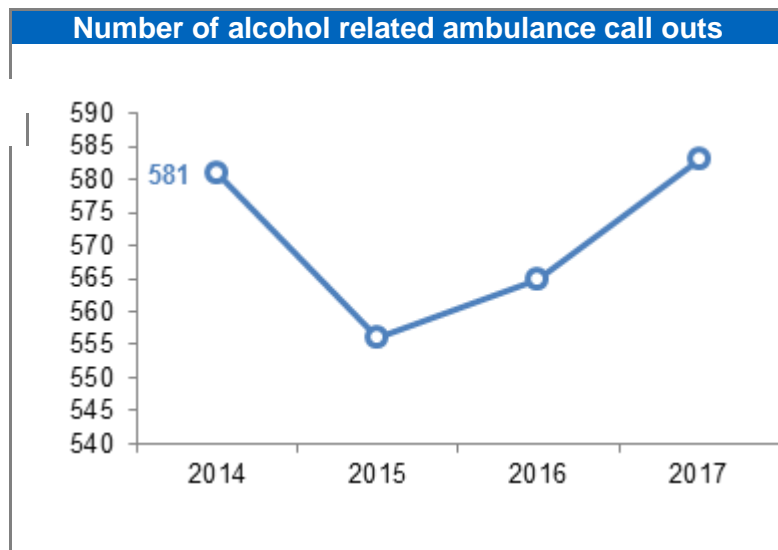
This premises is located in the Cathedrals ward and within the Borough and Bankside Cumulative Impact Policy (CIP) area.

In my opinion, the applicant has not adequately rebutted the claims that the proposed premises will contribute to the alcohol related disorder in the area (i.e. through crime, anti-social behaviour and alcohol-related health impacts). The attached report shows that the Borough and bankside CIP area contributes to 13.5% of Southwark's rowdy behaviour and street drinking, 20.5% of alcohol-related ambulance call outs and 18.8% of Southwark's non-domestic violence (these are the highest percentages of the CIP areas in Southwark).

More specifically, Cathedrals has a statistically higher number of licensed premises to residents compared to the Southwark average and is responsible for 16% of all alcohol-related ambulance call-outs in the borough (583 in 2017 alone). Figure 1 shows that this trend has been sharply increasing since 2015. Furthermore, the standardised hospital admission ratio for alcohol-related harm for Cathedral is statistically higher compared to England (by 26%).

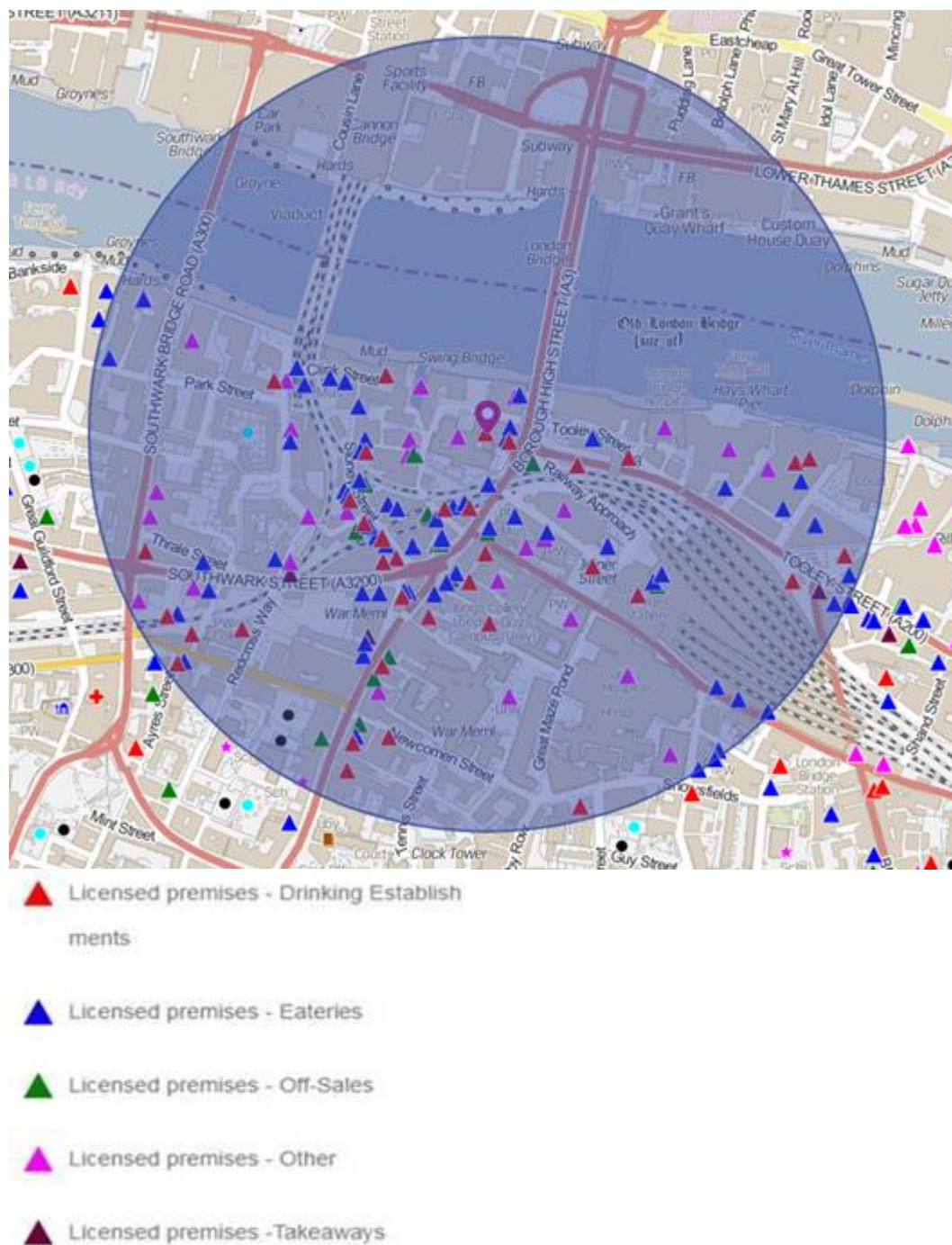
Hence, it is evident that alcohol-related crime and disorder and public nuisance are causes for concern within this ward.

Fig. 1 – Number of alcohol related ambulance call outs in Cathedrals from 2014 - 2017



In addition to this, this premises is in close vicinity of numerous other licenced establishments.

Figure 2 – map showing the proximity of the premises to other licensed establishments



The hours requested by the applicant are outside of the Southwark's Statement of Licensing Policy recommended hours for drinking establishments, and raise considerable concerns. In fact, it has been shown (report attached to email) that each additional 1-hour extension to the opening times of premises selling alcohol was associated with a 16% increase in violent crime (Rossow & Norstrom 2012) and a 34% increase in alcohol-related injuries (de Goeij, Veldhuizen, Buster & Kunst, 2015).

Recommendations

I recommend that the hours requested be amended to:

Recommended times for members of the public	Opening Hours	Alcohol sales On Premises	Alcohol Sales Off Premises	Live music - indoors	Late night refreshment - indoors	Recorded music – indoors
Sun - Thurs	10:00 – 23:00	10:00 – 22:30	10:00 – 22:30	10:00 – 22:30	n/a	10:00 – 22:30
Fri - Sat	10:00 – 00:00	10:00 – 23:30	10:00 – 23:30	10:00 – 23:30	23:00 – 00:00	10:00 – 23:30

These proposed hours are in line with Southwark's Statement of Licensing Policy for Drinking Establishment.

Should the applicant wish to be considered as a Restaurant or Café in order to benefit from longer hours of operation (Sunday to Thursday 00:00; Friday to Saturday 01:00), I then recommend that the supply of alcohol is ancillary to a meal.

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

Yours sincerely,

Clizia Deidda

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

Clizia Deidda

Public Health Policy Officer (Mental Health, Substance Misuse & Healthcare) | Public Health Division

Place and Wellbeing Department | London Borough of Southwark

160 Tooley Street | London SE1P 5LX

T: 0207 525 7707 | M: [REDACTED]

E: Clizia.deidda@southwark.gov.uk

www.southwark.gov.uk



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

this area in the licensing policy and to amend the licensable activities as such, allowing half an hour drinking up time as follows:

- Opening hours to cease on Sunday to Thursday at 23:00 hours and for Friday and Saturday to cease at 00:00 hours.
- Live music; recorded music and late night refreshment to cease on Sunday to Thursday at 23:00 hours and for Friday and Saturday to cease at 00:00 hours
- Supply of alcohol (off the premises) to cease on Sunday to Thursday at 23:00 hours and for Friday and Saturday to cease at 00:00 hours
- Supply of alcohol (on the premises) to cease on Sunday to Thursday at 22:30 hours and for Friday and Saturday to cease at 23:30 hours

The premises also falls within the CIP area for Borough and Bankside. Under the Southwark Statement of Licensing Policy 2016 - 2020 the Local CIP applies to night clubs, public houses & bars, restaurants & cafes, off-licences, supermarkets, convenience stores and similar premises.

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

Therefore under 119 of the policy there is a rebuttable presumption that applications for new premises licences that are likely to add to the existing cumulative impact will normally be refused or subject to certain limitations. In such circumstances, it is for the applicant to demonstrate that the application will not, if granted, further contribute to the negative local cumulative impact on any one or more of the licensing objectives.

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

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

- An accommodation limit for the premises (to be added to the condition 18 already in the operating schedule)

Condition 17 in the operating schedule states;

'Any off sales of alcohol will be provided in sealed containers and taken away from the premises or restricted to a designated external area'.

An external drinking area is not indicated on the plans and I seek clarification of this. (whether this will be on the pavement etc.) If there is no designated external drinking area then I ask for the condition to change 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.

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 – 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>

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From: Morris, Adele

Sent: Tuesday, March 26, 2019 10:31 PM

To: [REDACTED]; Mills, Dorcas; Noakes, David; Chamberlain, Victor

Subject: Re: Consultation - New Premises - Railway Arches B & C, Montague Close

Further to my previous email, I would like to expand on my representation.

This premises falls within the Borough and Bankside Cumulative Impact Zone, where there is a presumption against granting new licences for drinking establishments on the grounds that it could further exacerbate the alcohol related violence, theft and hospital admissions that led to the introduction of the policy. See here for further information, which was updated in

2017 <http://moderngov.southwark.gov.uk/documents/s71764/Appendix%20A%20Cumulative%20impact%20policy%20CIP%20review%202017.pdf>

This premises has not given any justification for why they should be granted a licence in this Cumulative Impact Zone.

In addition, the hours applied for exceed those which are recommended in our licensing policy for a bar and again there is no justification for this.

Kind regards

Cllr Adele Morris

Borough and Bankside Ward Liberal Democrat Councillor

Opposition Spokesperson for Regeneration

Vice Chair of Licensing Committee

Deputy Chair, LGA Environment, Economy Housing and
Transport Board

LGA Planning Advisory Service Board Member

[Tel:0207](tel:02075254377) 525 4377



SOUTHWARK CATHEDRAL

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App 867079 Adventure Bar

App 867078 Lockes Bar

Railway Arches 2d And 2e Montague Close SE1 9DA

I write on behalf of the Chapter of Southwark Cathedral and the community in this neighbourhood to place an objection to the license applications for the above two properties. Our objections apply to both.

Firstly, on the grounds of proximity to the Cathedral Church, a Grade 1 listed place of worship, the many places of refreshment and entertainment around the Cathedral precincts are increasing the noise levels inside the church. This already disturbs worship and will only be made worse by more bars and clubs. It is wrong to imagine that our main day is Sunday or that we operate only during the day. Services happen at many times each day and services and events can extend beyond 10pm.

Secondly, the presence of Boro Bistro immediately next door means this area, which is small, is already congested. Getting people in and out will be difficult as most of the land in front of the premises is licenced by the Cathedral to Boro Bistro leaving only a narrow strip of land available as the point of entry and exit. This presented no problem when the premises were occupied by a bicycle shop with limited footfall. However, a large underground bar space will, when full of customers, present a risk in the case of fire or other emergency as evacuation will be hampered by the fact that much of the land outside is covered in outdoor furniture from Boro Bistro and the clear strip of land in front of the premises will be too narrow to allow speedy evacuation. This danger is very much in our minds following the events during the terrorist attack of 3rd June 2017 when the ability to escape the immediate area quickly saved many lives.

Thirdly, the area simply cannot bear any more regular deliveries. This area is almost impossible to service already and plans for the access route from the main part of Montague Close to this area will mean that delivery vehicles will no longer be able to park. Consequently the main part of Montague Close will become blocked causing consequent disruption in the Market and back to Tooley Street.

We support all the comments made by others in the area.

Yours sincerely

[REDACTED]

Andrew Nunn

Dean

Dean

The Very Revd Andrew Nunn

Canons Residentiary

Canon Michael Rawson

Canon Jay Colwill

Canon Dr Mandy Ford

Canon Gilly Myers

Canon Leanne Roberts

Succentor

The Revd Rachel Young

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

By Post and Email:
licensing@southwark.gov.uk

28 March 2019

Our Ref: SUR/TC/ CLA.0163.0001

URGENT

Dear Sirs

Representations of Objection to Licence Application 867078 ("the Application") in relation to Premises at Railway Arches, B-C Montague Close, SE1 9DA ("the Premises")
Application of the Locke Bar Co Ltd ("the Applicant")

We act on behalf of Spring Picnic Limited trading as Boro Bistro who operate a restaurant at 6-10 Borough High Street, London SE1 9QQ, which would directly adjoin the above Premises.

Please note that this is our client's official objection to the application for a premises licence under licence number 867078 made by the Applicant.

Please note we raise the following objections of relevance as set out in the Licencing Act 2003 ("the Act") and particularly with regard to the licencing objectives as set out in this s(4)(2) of the Act to which the Licencing Authority must have regard when granting a licence.

The Prevention of Crime and Disorder

Granting a licence to the Applicant would be in contravention of the licencing objective as set out in s(4)(2)(a) of the Act as the sale of alcohol on the Premises would very likely lead to an increase in antisocial behaviour in the area as well as drunken disorderly behaviour.

According to statistics published online, there were 1,896 crimes reported in this postcode in January 2019. Of those, 331 were classed as antisocial behaviour while 244 were classed as violent and/or sexual offences. Clearly, therefore, a venue open late at night would only seek to increase what are already high levels of crime in the area and we would urge the Licencing Authority to consider this in view of its objective to prevent crime and disorder.

Furthermore, we would draw the Licencing Authority's attention to the Late Night Levy proposals which Southwark Council is currently considering whereby local businesses would have to pay a levy if they operate an establishment that sells alcohol after midnight. Clearly therefore the issues of crime

and disorder in the borough are being reviewed by Southwark Council and the opening of a bar which would add to this issue within the SE1 area would have a detrimental effect on the borough as a whole and would tie up valuable resources that are of course already stretched thinly.

Public Safety

In granting the Application, the Licencing Authority would be in contravention of s4(2)(b) of the Act in undermining public safety in the area.

The serious and fatal terrorist attack on Borough Market on 3 June 2017 (including a member of staff of our client) will of course be firmly in the memory of the Licencing Authority's mind. The proposed licence being granted will hinder an evacuation in the event of another terrorist attack of this nature or other disaster and will make overall management and security of the area more difficult. The area is already very narrow and crowded with large amounts of stalls, restaurants and people and further foot fall through this area would lead to significant difficulties for people trying to leave the area quickly and safely in the event that another incident such as the 3 June 2017 one were to occur.

There will also be an ensuing increase in ambulance and police/fire brigade attendances to the area due to the nature of the Applicant's business. The area is not suitable for access by the appropriate emergency services, and our client is concerned that in the event of emergency, there will be issues in this regard.

Our client already employs a security company to deal with the flow of customers generally through this area but they will not be able to cope with the dramatic increase that a grant of a licence to the Applicant would bring further undermining public safety in the area.

There are of course significant numbers of people who travel through the Borough Market area daily to visit it along with the restaurants and other venues that the Market serves to offer. Our clients are seriously concerned that the specific area in which the Premises is located cannot manage with any further footfall and we would strongly recommend that the Licencing Authority has regard to the narrow passageways and streets that serve the premises.

The Prevention of Public Nuisance

The grant of a licence to the applicant would be in contravention to s4(2)(c) of the Act in that it would increase public nuisance.

Our client's premises benefit from the use of a terrace where their patrons can enjoy food and drink in calm surroundings. The Applicant operates bars which encourage incredibly noisy patrons and that play loud music. We note that the Applicant has applied for live music indoors to be allowed and recorded music outdoors to be played between the hours of 10:00 am to midnight during the week and 10:00 am to 01:00 am at weekends. This would seriously impact our client's ability to run the outside restaurant area which has become a hallmark of their business and would therefore cause a serious nuisance in this regard. Furthermore, the proposed opening hours of the Premises until 1.30am on weekends would also serve to increase noise pollution in the area generally and infringe on our client's patrons enjoying the outside terrace area which we provide.

Furthermore, our client is gravely concerned about the applicant's ability to dispose of their waste effectively, as there is no public disposal waste bins nearby and they already have considerable issues from people leaving rubbish and other waste within our demise. This must therefore be taken in to account by the Licensing Authority in order to protect the character of the Borough Market environment.

There is also of course a concern from our client that patrons coming and going to the bar and especially when leaving will be incredibly noisy, therefore disturbing their business operations and the public at large.

The Protection of Children from Harm

In contravention of s4(2)(d) of the Act, the grant of a licence to the Applicant would be in contravention with the Licensing Authority's objective of protecting children from harm.

The Borough Market area is of course an attractive destination for all types of visitors, many of whom visit the restaurants, attractions and markets both housed within Borough Market and in the nearby areas. The increase in the area of those under the influence of alcohol will put children at risk of accident and injury and will diminish families desires to visit the area. This would have a great detrimental effect on the character of the area.

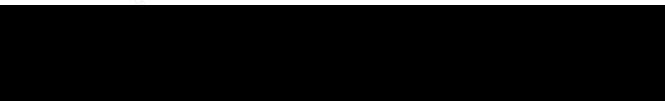
Conclusion

For the reasons we have set out above we would urge the Licencing Authority not to grant a licence of the premises to the Applicant, the Application not being in keeping generally with the historic and peaceful surroundings of Borough Market. This is an area with great cultural heritage and significant for those visiting as well as the businesses who operate within the Market, and our client fears that the installation of a bar of this nature will have a significantly detrimental effect on the draw of the Market to consumers generally. We note that 15 objections that have been received already in relation to the Application and hope that the Licensing Authority takes the weight of objection to this venue into account when making their decision.

We would therefore urge the Licensing Authority to reject the Application on the grounds that we have set out above.

Should the Licencing Authority have any queries then please contact Tim Clark at this office.

Yours faithfully



Edwin Coe LLP

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Emailed to licensing@southwark.gov.uk 25 March 2019

App 867078 Lockes Bar

Railway Arches B-C Montague Close SE1 9DA

Dear Sirs,

I wish to object to this application on the following grounds

1. The application contravenes the provisions of the **Cumulative Impact Zone**. There is a presumption **against** setting up yet another licensed premises unless it can be demonstrated that such new premises will not present an added burden of criminal antisocial behaviour that draws on the resources of the police and hospitals (as well as sacrificing the amenity of residents to the profit of the licensee).
2. The application is for a bar for 250 clients and not a restaurant. Southwark's policies privilege **establishments that serve substantial food** and not just drink. Given the saturation of bars in this area, there is no good reason to allow another huge establishment purely or principally for drinking. In this case, another bar of a similar size of clientele is proposed for next door, so a total of 450 extra drinkers are to be hosted in this confined space.
3. The proposed **hours** of operation are **well outside those established in current Southwark Licencing Policy**. No consultation was offered to residents about the change of use to A3 or we would have strongly requested more reasonable hours than the Planning has consented. But in any case we are aware that Planning and Licencing are not joined up.

We understand that Southwark Licensing's website does not make available some extra conditions that the applicant has offered, so we could not be aware of them until today, and the deadline for representations has arrived. So we are placing our representation in any case.

The application contravenes the key licencing objectives as follows:

- **the protection of children from harm.**

There are a number of children under the age of ten living near the proposed premises, with their bedrooms on the street. Their sleep may be disrupted by departing drinkers and by the applicants' servicing, which must take place in Montague Close. Servicing involves not only lorries and vans but also metal trolleys that make an excruciating noise as they are dragged across cobbles. As the application stands, there are no restrictions on deliveries or refuse collection. Moreover, there is no proposed limit on the decibel level of music in the current application.

The World Health Organisation is now reporting on the damage caused to hearing by 'leisure noise'. Children are particularly vulnerable. The World Health Organisation's current studies on noise show that disturbed nights have a serious effect on children. Their concentration the next day is compromised. They can develop headaches and permanent hearing problems.

We wish to draw the committee's attention to the problem of people fuelled by drink who leave the place where they have spent their money and wander down to the river, where they stand under the windows of apartments with children and indulge in explicit talk. In licensing terms, the protection of children from harm includes the protection of children from moral, psychological and physical harm. This includes not only protecting children from the harms associated directly with alcohol consumption but also wider harms such as exposure to strong language and sexual expletives.

• **the prevention of crime and disorder;**

The proposed premises are steps from Montague Close's river viewing point, a square that is a known trouble spot for drunken behaviour, drug dealing, rough sleeping and violence. Unfortunately, it is also overlooked by apartments belonging to long-term residents – including children – who struggle to sleep as it is. Two new bars with customers and servicing having access through Montague Close can do nothing but exacerbate this issue.

Meanwhile the very thin strip of land outside the bar itself is barely adequate for comings and goings of the large clientele this huge premises will attract. There is a risk of provocation and irritation to people kettled together in such a small space, while drinking, or after drinking.

• **public safety**

Having toured the premises in person, we feel that the site offers inadequate safety to the customers. The fire exits are inadequate for such huge premises, and in the case of emergencies, hundreds of customers would be forced out into a narrow strip (1.5m) in front of the doors. Another huge bar is proposed next door, sharing this utterly **inadequate public evacuation space**. An emergency could result in crushing and blocking of escape routes.

The **ventilation** of the huge premises is currently adequate for the small number of employees on site – an average of five people in the space. How will ventilation be effected in a way that is safe for hundreds of customers? Without detracting from the historic space? What kind of emissions and noise will be created by the necessary airconditioning? Where will the plant be sited?

Downstairs in particular, the ceilings are very low, and people can stand upright only in the central portion. This means that emergency evacuation would be even more difficult in a restricted area. In a panic situation, there could be head injuries.

Montague Close is an exceptionally narrow two-way street. Already, the proliferation of delivery and disposal vehicles **can block the path of emergency vehicles**. Adding to this logjam only increases the danger that.

Bars need a lot of deliveries and also noisy disposal because the chief waste is bottles, the noisiest item to dispose of. A huge bar like this one needs a huge amount of servicing. Montague Close is **already jammed** with deliveries to the following places, some of which require extensive servicing:

Glaziers Hall

The new café and gym due to open soon next door the Glaziers Hall

Southwark Cathedral
 Montague Chambers
 Pizza Express
 London Grind
 Barrowboy and Banker
 Brood
 Whiskey Ginger bar
 Mudlark pub
 Mughouse pub
 Pizza Express
 Boro Bistro
 Borough Market

The photograph below shows how this street can look, with traffic backed up in both directions. Frustrated drivers will sit with their hands on their horns for up to ten minutes.



As can be seen, this is a large number of large premises already blocking the single narrow access route for emergency vehicles. There are already too many premises. The onus needs to be on the applicant to show how and why they would not be adding to this serious safety problem.

- **the prevention of public nuisance;**

According to the **Revised Guidance issued under section 182 of the Licensing Act 2003**, it is the responsibility of the licencing officers to take into account the effect of the licensable activities at the specific premises on persons living and working (including those carrying on business) in the area around the premises, which may be disproportionate and unreasonable. We believe that this large bar (serving up to 250 people at any one time) will have a disproportionate effect on those living and working nearby.

The proposed licence in its current form takes no account of the density of the residential population already at breaking point because of so many bars requiring extensive servicing, deliveries and disposals, and so many customers being let out late at night on to the streets

where we live, so much loud music being projected out into the street to attract more customers. Out in the streets where we live, under our windows, these customers become the problem of the residents: having taken their money, the premises take no more responsibility for their behaviour, even though it is the alcohol sold to them that provokes most of the public nuisance we experience.

The amenity of residents in this area is already compromised by a saturation of licenced premises. Sleep is difficult. People coming out of bars have their voices elevated by drink. The canyon-like nature of these streets efficiently transmits noise up to our bedrooms – including the bedrooms of young children and babies in this area. Meanwhile, the arch of the bridge is also an excellent sound chamber where drunks or even merry people like to test their voices, by yodelling, for example. We already suffer from the situation at the Whisky Ginger, adjacent to these proposed premises. Whisky Ginger projects music out into the street at levels that are painfully audible to the 59 residents in Winchester Walk.

An added problem will be caused by the moving rainbow colours of the Illuminated River project on London Bridge, from May 2019. Unfortunately the very best space for viewing these illuminations will be under the windows of residents. We can expect people watching the kinetic display to express their feelings about it, as people do when they see fireworks. When they have also been drinking, we can expect them to express their feelings loudly.

According to the **Revised Guidance issued under section 182 of the Licensing Act 2003**, licensing officers should use conditions at their disposal to protect the children and adults of this community from noise nuisance, anti-social behaviour and inconsiderate behaviour by building in conditions that are appropriate to this sensitive site.

If the Southwark Licencing is minded to grant this application in spite of the above issues, we strongly request the following conditions:

1. There needs to be condition on permitted hours of deliveries and refuse collections. Given the number of residents including children in Montague Close, the condition should specify **no deliveries or disposals between 8pm and 7am**. To be workable in real life, this condition must also specify that the **applicant will not give keys to suppliers**. (Experience has taught us that if they have keys, suppliers are not governed by the planning or licensing conditions and will do whatever they like, delivering and collecting all through the night).
2. Every crate of empty bottles dropped into the bins will be audible to residents, including children so we ask for a condition that any disposals of bottles **from the premises to the bins** are forbidden between **8pm and 7am**. The bins need to be locked from that time onwards to prevent wildcat collections by suppliers outside of these hours.
3. We ask for the trading hours to be **no later than 11pm**. Experience shows that bar customers, after departing, tend to stand around in the street discussing their ongoing plans in voices elevated by drink. If the hours are granted as per the application, it could be 2am before there is any peace for the children and adults in this area
4. **We ask for any drinking outside to be forbidden**. The narrow strip outside the bar (and the neighbouring bar) is already inadequate for evacuation space in the case of an

emergency. The space cannot be blocked by drinkers. We also request this on the grounds of public nuisance noise for the many residential neighbours.

5. We ask for a specific condition that the applicant will put **no chairs or tables outside or in any other way the colonise public realm**, and that the applicant **will quickly move away any customers** who try to take their drinks outside, or stand outside smoking, talking on phones or otherwise blocking the space. We ask that **prominent signage** is placed by the doors to advise customers that they are not permitted to smoke, use their phones or take their drinks outside.
6. We ask for a condition that the applicant provides **dedicated security staff** to stop clients using the space outside as per condition 5.
7. We ask for a condition that the applicant will undertake not to apply in future for permission to colonise the narrow strip outside for the consumption of alcohol or for customers to use it as an extension of the bar.
8. We ask for a condition of the provision of **doors with air-lock slow releases** (to avoid slamming). This might be achieved by a simple measure such as ensuring that doors and windows are kept closed after a particular time, or more sophisticated measures like the installation of acoustic curtains or rubber speaker mounts to mitigate sound escape from the premises may be appropriate.
9. We ask for a condition that **all doors and windows will be kept closed after 9pm**, to minimise noise pollution from music and voices.
10. We ask for a condition that **no music systems** will face outwards into the public realm or be fixed outside the premises.
11. We ask for a condition to limit the decibel level of music to 72 or less, as per the next condition.
12. We ask for a condition that music must be set to a level where it is never audible to residents' premises or in Southwark Cathedral even when doors and windows are open. This setting cannot be left at the discretion of the DJ but must be fixed on all in-house equipment and monitored when DJS bring their own equipment.
13. We request a condition for the installation of CCTV cameras on the premises to monitor the behaviour of customers leaving and heading towards the residential areas of Winchester Wharf and Montague Close, Winchester Square, Stoney Street and Clink Street.
14. We request a condition that obliges the licensee to supply the following to residents who may be affected by noise: real telephone numbers connected to real people in the case of issues that threaten resident amenity, i.e. afterparties by staff or wildcat deliveries.
15. We request a condition that requires the licence holder or club **to place signs** at the exits from the building encouraging patrons to be quiet until they leave the area, or that, if they

wish to smoke, to do so at designated places inside the premises instead of outside, and to respect the rights of people, and particularly children, living nearby to a peaceful night.

16. We request a condition that staff shall be available at the door to guide exiting clients to London Bridge and not Montagu Close. At present, the applicant's dispersal plan states that 'the primary point of dispersal is the main exit on to Montague Close'. This needs to be changed to Borough High Street via the steps up to London Bridge. The applicant indicated a willingness to do this at our meeting.
17. We request that sales of drinks for consumption away from the premises are renounced, because people with these drinks are likely to end up in Montague Close watching the Illuminated River lights and causing a nuisance to residents.
18. We request a condition that the applicant will not allow staff to order taxis or Ubers to stand idling in Montague Close after closing hours.
19. We ask for a condition that if the applicant is to service a private party outside its normal hours, it will leaflet all the residents of Clink and Stoney Street, Montague Close, Winchester Walk, Winchester Square at least one week in advance. Patrons of such events will be escorted away from the residential area by staff and kept quiet. Taxis or minivans booked to take patrons away must wait in a non-residential street – so not in Winchester Walk, Winchester Square, Stoney Street, Clink Street or Montague Close.

[REDACTED]
 [REDACTED] Montague Close
 London
 SE1 [REDACTED]

London
SE1

25 March 2019

Southwark Licensing
In reference to:
App 867078 Lockes Bar
Railway Arches B-C Montague Close SE1 9DA

Dear Sirs,

I wish to object to this application on the following grounds

4. The application contravenes the provisions of the **Cumulative Impact Zone**. There is a presumption **against** setting up yet another licensed premises unless it can be demonstrated that such new premises will not present an added burden of criminal antisocial behaviour that draws on the resources of the police and hospitals (as well as sacrificing the amenity of residents to the profit of the licensee).
5. The application is for a bar for 250 clients and not a restaurant. Southwark's policies privilege **establishments that serve substantial food** and not just drink. Given the saturation of bars in this area, there is no good reason to allow another huge establishment purely or principally for drinking. In this case, another bar of a similar size of clientele is proposed for next door, so a total of 450 extra drinkers are to be hosted in this confined space.
6. The proposed **hours** of operation are **well outside those established in current Southwark Licencing Policy**. No consultation was offered to residents about the change of use to A3 or we would have strongly requested more reasonable hours than the Planning has consented. But in any case we are aware that Planning and Licencing are not joined up.

We understand that Southwark Licensing's website does not make available some extra conditions that the applicant has offered, so we could not be aware of them until today, and the deadline for representations has arrived. So we are placing our representation in any case.

The application contravenes the key licencing objectives as follows:

- **the protection of children from harm.**

There are a number of children under the age of ten living near the proposed premises, with their bedrooms on the street. Their sleep may be disrupted by departing drinkers and by the applicants' servicing, which must take place in Montague Close. Servicing involves not only lorries and vans but also metal trolleys that make an excruciating noise as they are dragged across cobbles. As the application stands, there are no restrictions on deliveries or refuse collection. Moreover, there is no proposed limit on the decibel level of music in the current application.

The World Health Organisation is now reporting on the damage caused to hearing by 'leisure noise'. Children are particularly vulnerable. The World Health Organisation's current studies on noise show that disturbed nights have a serious effect on children. Their concentration the next day is compromised. They can develop headaches and permanent hearing problems.

We wish to draw the committee's attention to the problem of people fuelled by drink who leave the place where they have spent their money and wander down to the river, where they stand under the windows of apartments with children and indulge in explicit talk. In licensing terms, the protection of children from harm includes the protection of children from moral, psychological and physical harm. This includes not only protecting children from the harms associated directly with alcohol consumption but also wider harms such as exposure to strong language and sexual expletives.

- **the prevention of crime and disorder;**

The proposed premises are steps from Montague Close's river viewing point, a square that is a known trouble spot for drunken behaviour, drug dealing, rough sleeping and violence. Unfortunately, it is also overlooked by apartments belonging to long-term residents – including children – who struggle to sleep as it is. Two new bars with customers and servicing having access through Montague Close can do nothing but exacerbate this issue.

Meanwhile the very thin strip of land outside the bar itself is barely adequate for comings and goings of the large clientele this huge premises will attract. There is a risk of provocation and irritation to people kettled together in such a small space, while drinking, or after drinking.

- **public safety**

Having toured the premises in person, we feel that the site offers inadequate safety to the customers. The fire exits are inadequate for such huge premises, and in the case of emergencies, hundreds of customers would be forced out into a narrow strip (1.5m) in front of the doors. Another huge bar is proposed next door, sharing this utterly **inadequate public evacuation space**. An emergency could result in crushing and blocking of escape routes.

The **ventilation** of the huge premises is currently adequate for the small number of employees on site – an average of five people in the space. How will ventilation be effected in a way that is safe for hundreds of customers? Without detracting from the

historic space? What kind of emissions and noise will be created by the necessary airconditioning? Where will the plant be sited?

Downstairs in particular, the ceilings are very low, and people can stand upright only in the central portion. This means that emergency evacuation would be even more difficult in a restricted area. In a panic situation, there could be head injuries.

Montague Close is an exceptionally narrow two-way street. Already, the proliferation of delivery and disposal vehicles **can block the path of emergency vehicles**. Adding to this logjam only increases the danger that.

Bars need a lot of deliveries and also noisy disposal because the chief waste is bottles, the noisiest item to dispose of. A huge bar like this one needs a huge amount of servicing. Montague Close is **already jammed** with deliveries to the following places, some of which require extensive servicing:

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The new café and gym due to open soon next door the Glaziers Hall

Southwark Cathedral

Montague Chambers

Pizza Express

London Grind

Barrowboy and Banker

Brood

Whiskey Ginger bar

Mudlark pub

Mughouse pub

Pizza Express

Boro Bistro

Borough Market

The photograph below shows how this street can look, with traffic backed up in both directions. Frustrated drivers will sit with their hands on their horns for up to ten minutes.



As can be seen, this is a large number of large premises already blocking the single narrow access route for emergency vehicles. There are already too many premises. The onus needs to be on the applicant to show how and why they would not be adding to this serious safety problem.

- **the prevention of public nuisance;**

According to the **Revised Guidance issued under section 182 of the Licensing Act 2003**, it is the responsibility of the licencing officers to take into account the effect of the licensable activities at the specific premises on persons living and working (including those carrying on business) in the area around the premises, which may be disproportionate and unreasonable. We believe that this large bar (serving up to 250 people at any one time) will have a disproportionate effect on those living and working nearby.

The proposed licence in its current form takes no account of the density of the residential population already at breaking point because of so many bars requiring extensive servicing, deliveries and disposals, and so many customers being let out late at night on to the streets where we live, so much loud music being projected out into the street to attract more customers. Out in the streets where we live, under our windows, these customers become the problem of the residents: having taken their money, the premises take no more responsibility for their behaviour, even though is the alcohol sold to them that provokes most of the public nuisance we experience.

The amenity of residents in this area is already compromised by a saturation of licenced premises. Sleep is difficult. People coming out of bars have their voices elevated by drink. The canyon-like nature of these streets efficiently transmits noise up to our bedrooms – including the bedrooms of young children and babies in this area. Meanwhile, the arch of the bridge is also an excellent sound chamber where drunks or even merry people like to test their voices, by yodelling, for example. We already suffer from the situation at at the Whisky Ginger, adjacent to these proposed premises. Whisky Ginger projects music out into the street at levels that are painfully audible to the 59 residents in Winchester Walk.

An added problem will be caused by the moving rainbow colours of the Illuminated River project on London Bridge, from May 2019. Unfortunately the very best space

for viewing these illuminations will be under the windows of residents. We can expect people watching the kinetic display to express their feelings about it, as people do when they see fireworks. When they have also been drinking, we can expect them to express their feelings loudly.

According to the **Revised Guidance issued under section 182 of the Licensing Act 2003**, licensing officers should use conditions at their disposal to protect the children and adults of this community from noise nuisance, anti-social behaviour and inconsiderate behaviour by building in conditions that are appropriate to this sensitive site.

If the Southwark Licencing is minded to grant this application in spite of the above issues, we strongly request the following conditions:

20. There needs to be condition on permitted hours of deliveries and refuse collections. Given the number of residents including children in Montague Close, the condition should specify **no deliveries or disposals between 8pm and 7am**. To be workable in real life, this condition must also specify that the **applicant will not give keys to suppliers**. (Experience has taught us that if they have keys, suppliers are not governed by the planning or licensing conditions and will do whatever they like, delivering and collecting all through the night).
21. Every crate of empty bottles dropped into the bins will be audible to residents, including children so we ask for a condition that any disposals of bottles **from the premises to the bins** are forbidden between **8pm and 7am**. The bins need to be locked from that time onwards to prevent wildcat collections by suppliers outside of these hours.
22. We ask for the trading hours to be **no later than 11pm**. Experience shows that bar customers, after departing, tend to stand around in the street discussing their ongoing plans in voices elevated by drink. If the hours are granted as per the application, it could be 2am before there is any peace for the children and adults in this area
23. **We ask for any drinking outside to be forbidden**. The narrow strip outside the bar (and the neighbouring bar) is already inadequate for evacuation space in the case of an emergency. The space cannot be blocked by drinkers. We also request this on the grounds of public nuisance noise for the many residential neighbours.
24. We ask for a specific condition that the applicant will put **no chairs or tables outside or in any other way the colonise public realm**, and that the applicant **will quickly move away any customers** who try to take their drinks outside, or stand outside smoking, talking on phones or otherwise blocking the space. We ask that **prominent signage** is placed by the doors to advise customers that they are not permitted to smoke, use their phones or take their drinks outside.
25. We ask for a condition that the applicant provides **dedicated security staff** to stop clients using the space outside as per condition 5.

26. We ask for a condition that the applicant will undertake not to apply in future for permission to colonise the narrow strip outside for the consumption of alcohol or for customers to use it as an extension of the bar.
27. We ask for a condition of the provision of **doors with air-lock slow releases** (to avoid slamming). This might be achieved by a simple measure such as ensuring that doors and windows are kept closed after a particular time, or more sophisticated measures like the installation of acoustic curtains or rubber speaker mounts to mitigate sound escape from the premises may be appropriate.
28. We ask for a condition that **all doors and windows will be kept closed after 9pm**, to minimise noise pollution from music and voices.
29. We ask for a condition that **no music systems** will face outwards into the public realm or be fixed outside the premises.
30. We ask for a condition to limit the decibel level of music to 72 or less, as per the next condition.
31. We ask for a condition that music must be set to a level where it is never audible to residents' premises or in Southwark Cathedral even when doors and windows are open. This setting cannot be left at the discretion of the DJ but must be fixed on all in-house equipment and monitored when DJS bring their own equipment.
32. We request a condition for the installation of CCTV cameras on the premises to monitor the behaviour of customers leaving and heading towards the residential areas of Winchester Wharf and Montague Close, Winchester Square, Stoney Street and Clink Street.
33. We request a condition that obliges the licensee to supply the following to residents who may be affected by noise: real telephone numbers connected to real people in the case of issues that threaten resident amenity, i.e. afterparties by staff or wildcat deliveries.
34. We request a condition that requires the licence holder or club **to place signs** at the exits from the building encouraging patrons to be quiet until they leave the area, or that, if they wish to smoke, to do so at designated places inside the premises instead of outside, and to respect the rights of people, and particularly children, living nearby to a peaceful night.
35. We request a condition that staff shall be available at the door to guide exiting clients to London Bridge and not Montagu Close. At present, the applicant's dispersal plan states that 'the primary point of dispersal is the main exit on to Montague Close'. This needs to be changed to Borough High Street via the steps up to London Bridge. The applicant indicated a willingness to do this at our meeting.

36. We request that sales of drinks for consumption away from the premises are renounced, because people with these drinks are likely to end up in Montague Close watching the Illuminated River lights and causing a nuisance to residents.
37. We request a condition that the applicant will not allow staff to order taxis or Ubers to stand idling in Montague Close after closing hours.
38. We ask for a condition that if the applicant is to service a private party outside its normal hours, it will leaflet all the residents of Clink and Stoney Street, Montague Close, Winchester Walk, Winchester Square at least one week in advance. Patrons of such events will be escorted away from the residential area by staff and kept quiet. Taxis or minivans booked to take patrons away must wait in a non-residential street – so not in Winchester Walk, Winchester Square, Stoney Street, Clink Street or Montague Close.

[REDACTED]
[REDACTED]
London
SE1 [REDACTED]

Letter emailed [REDACTED], 25 March 2019

6

Email to licensing@southwark.gov.uk

Re: Application 867078 Lockes Bar

Montague Close SE1 [REDACTED]

Dear Sirs,

I am objecting to this application because I understand that it contravenes the provisions of the Cumulative Impact Zone. It also proposes hours of operation that are outside those established in current Southwark Licencing Policy.

My main objection is on grounds of the potential for drunken noise and public nuisance (street urination, fights and other disturbance etc) from 250 customers departing late at night in a heavily residential zone that includes children (we think there are around 500 residents who may be affected locally) I understand this application is twinned with another for a bar of similar capacity (App 867079 Adventure Bar) with the same licensing hours, thus up to 450 customers may be leaving these premises at a similar time, wandering the streets, shouting and singing when residents are trying to sleep.

I would request that conditions are added to reduce the hours these premises are open for, and to ensure that no servicing of the premises takes place out of hours, in order to protect the sleep of children and adults in surrounding streets.

I would also request that consideration is given to how customers might be encouraged or dispersed away from the residential areas when they leave the premises, i.e. as directly as possible towards London Bridge for transport connections home, so that they are less tempted to loiter in the residential areas.

Yours sincerely

[REDACTED]

[REDACTED]

Clink St

London SE1 [REDACTED]

7

Date : 25 March 2019

To : licensing@southwark.gov.uk

From : [REDACTED]
[REDACTED]
[REDACTED] Clink Street
London SE1 [REDACTED]

Re : App 867078 Lockes Bar
Montague Close SE1 9DA

I am writing to object to this application, on its own, and in connection with another license application 867079 (Adventure Bar).

Both of these applications call for long and late hours for much of the week: yet another venue that would bring noise and large numbers of partying people to our residential area.

Approving this application would seem to ignore the issues associated with this area being in a Cumulative Impact Zone. We do not need more alcohol-infused revellers in our neighbourhood (day and night) with all the issues of safety and crime and nuisance that arise.

Not only is this a problem for those of us who (a) sleep around here, and (b) walk through the streets to get back home when we have been out, and (c) endure the already large crowds in the area during weekends and especially in summer; BUT it is also reckless to invite **yet more people into this close area**, with more alcohol and noise, when quarters are already extremely tight. Southwark would not be able to guarantee adequate provision of safety in event of an emergency.

Thank you for your extremely careful consideration of this application. This is a real issue for our neighbourhood.

8

Email to licensing@southwark.gov.uk

867078 Lockes Bar

Montague Close SE1 9DA

Dear Sirs,

This application contravenes the provisions of the **Cumulative Impact Zone and proposes hours** of operation are **well outside** those established in current **Southwark Licencing Policy**.

The application has the potential to increase **public nuisance** with the inevitable noise from 250 customers departing late at night, their voices elevated by drink, in a zone that is has a large population of residents including **children**. In fact, this application is twinned with another for a bar of similar capacity (App 867079 **Adventure Bar**) so we are talking about releasing at least 450 people 'into the wild' in the early hours here. The number of residents who stand to be affected by an increase in drinkers can be best estimated by the number of people who were cordoned in or out of their homes after the terrorist attack (on the very site of these bars) in 2017: there were 500 of us.

There is an issue of **public safety** in that the narrow access does not provide adequate space for massing outside in the case of an emergency evacuation. Outside that access strip, the area is already densely populated by bars that would be competing for the same space. I am also concerned that servicing, necessarily from Montagu Close, which is already logjammed, entails a risk of **blocking the path of emergency vehicles**.

Conditions need to be added to reduce the hours, limit the hours of servicing and to ensure that no servicing takes place out of hours at the expense of the sleep of children and adults in all surrounding streets.

Yours sincerely

██████████

██████████████████

█ Clink Street SE1 █

From: [REDACTED]
Sent: Tuesday, March 26, 2019 9:02 PM
To: Regen, Licensing
Subject: App 867078 Lockes Bar

Emailed to licensing@southwark.gov.uk 25 March 2019

App 867078 Lockes Bar

Railway Arches B-C Montague Close SE1 9DA

Dear Sirs,

I wish to object to this application on the following grounds

1. The application contravenes the provisions of the **Cumulative Impact Zone**. There is a presumption **against** setting up yet another licensed premises unless it can be demonstrated that such new premises will not present an added burden of criminal antisocial behaviour that draws on the resources of the police and hospitals (as well as sacrificing the amenity of residents to the profit of the licensee).
2. The application is for a bar for 250 clients and not a restaurant. Southwark's policies privilege **establishments that serve substantial food** and not just drink. Given the saturation of bars in this area, there is no good reason to allow another huge establishment purely or principally for drinking. In this case, another bar of a similar size of clientele is proposed for next door, so a total of 450 extra drinkers are to be hosted in this confined space.
3. The proposed **hours** of operation are **well outside those established in current Southwark Licencing Policy**. No consultation was offered to residents about the change of use to A3 or we would have strongly requested more reasonable hours than the Planning has consented. But in any case we are aware that Planning and Licencing are not joined up.

We understand that Southwark Licensing's website does not make available some extra conditions that the applicant has offered, so we could not be aware of them until today, and the deadline for representations has arrived. So we are placing our representation in any case. The application contravenes the key licencing objectives as follows:

- **the protection of children from harm.**

There are a number of children under the age of ten living near the proposed premises, with their bedrooms on the street. Their sleep may be disrupted by departing drinkers and by the applicants' servicing, which must take place in Montague Close. Servicing involves not only lorries and vans but also metal trolleys that make an excruciating noise as they are dragged across cobbles. As the application stands, there are no restrictions on deliveries or refuse collection. Moreover, there is no proposed limit on the decibel level of music in the current application.

The World Health Organisation is now reporting on the damage caused to hearing by 'leisure noise'. Children are particularly vulnerable. The World Health Organisation's current studies on noise show that disturbed nights have a serious effect on children. Their concentration the next day is compromised. They can develop headaches and permanent hearing problems. We wish to draw the committee's attention to the problem of people fuelled by drink who leave the place where they have spent their money and wander down to the river, where they stand under the windows of apartments with children and indulge in explicit talk. In licensing terms, the protection of children from harm includes the protection of children from moral, psychological and physical harm. This includes not only protecting children from the harms associated directly with alcohol consumption but also wider harms such as exposure to strong language and sexual expletives.

- **the prevention of crime and disorder;**

The proposed premises are steps from Montague Close's river viewing point, a square that is a known trouble spot for drunken behaviour, drug dealing, rough sleeping and violence. Unfortunately, it is also overlooked by apartments belonging to long-term residents – including children – who struggle to sleep as it is. Two new bars with customers and servicing having access through Montague Close can do nothing but exacerbate this issue.

Meanwhile the very thin strip of land outside the bar itself is barely adequate for comings and goings of the large clientele this huge premises will attract. There is a risk of provocation and irritation to people kettled together in such a small space, while drinking, or after drinking.

- **public safety**

Having toured the premises in person, we feel that the site offers inadequate safety to the customers. The fire exits are inadequate for such huge premises, and in the case of emergencies, hundreds of customers would be forced out into a narrow strip (1.5m) in front of the doors. Another huge bar is proposed next door, sharing this utterly **inadequate public evacuation space**. An emergency could result in crushing and blocking of escape routes.

The **ventilation** of the huge premises is currently adequate for the small number of employees on site – an average of five people in the space. How will ventilation be effected in a way that is safe for hundreds of customers? Without detracting from the historic space?

What kind of emissions and noise will be created by the necessary airconditioning? Where will the plant be sited?

Downstairs in particular, the ceilings are very low, and people can stand upright only in the central portion. This means that emergency evacuation would be even more difficult in a restricted area. In a panic situation, there could be head injuries.

Montague Close is an exceptionally narrow two-way street. Already, the proliferation of delivery and disposal vehicles **can block the path of emergency vehicles**. Adding to this logjam only increases the danger that.

Bars need a lot of deliveries and also noisy disposal because the chief waste is bottles, the noisiest item to dispose of. A huge bar like this one needs a huge amount of servicing. Montague Close is **already jammed** with deliveries to the following places, some of which require extensive servicing:

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Mughouse pub

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Boro Bistro

Borough Market

The photograph below shows how this street can look, with traffic backed up in both directions. Frustrated drivers will sit with their hands on their horns for up to ten minutes.

As can be seen, this is a large number of large premises already blocking the single narrow access route for emergency vehicles. There are already too many premises. The onus needs to be on the applicant to show how and why they would not be adding to this serious safety problem.

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The amenity of residents in this area is already compromised by a saturation of licenced premises. Sleep is difficult. People coming out of bars have their voices elevated by drink. The canyon-like nature of these streets efficiently transmits noise up to our bedrooms – including the bedrooms of young children and babies in this area. Meanwhile, the arch of the bridge is also an excellent sound chamber where drunks or even merry people like to test their voices, by yodelling, for example. We already suffer from the situation at the Whisky Ginger, adjacent to these proposed premises. Whisky Ginger projects music out into the street at levels that are painfully audible to the 59 residents in Winchester Walk.

An added problem will be caused by the moving rainbow colours of the Illuminated River project on London Bridge, from May 2019. Unfortunately the very best space for viewing these illuminations will be under the windows of residents. We can expect people watching the kinetic display to express their feelings about it, as people do when they see fireworks. When they have also been drinking, we can expect them to express their feelings loudly.

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If the Southwark Licencing is minded to grant this application in spite of the above issues, we strongly request the following conditions:

1. There needs to be condition on permitted hours of deliveries and refuse collections. Given the number of residents including children in Montague Close, the condition should specify **no deliveries or disposals between 8pm and 7am**. To be workable in real life, this condition must also specify that the **applicant will not give keys to suppliers**. (Experience has taught us that if they have keys, suppliers are not governed by the planning or licensing conditions and will do whatever they like, delivering and collecting all through the night).

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19. We ask for a condition that if the applicant is to service a private party outside its normal hours, it will leaflet all the residents of Clink and Stoney Street, Montague Close, Winchester Walk, Winchester Square at least one week in advance. Patrons of such events will be escorted away from the residential area by staff and kept quiet. Taxis or minivans booked to take patrons away must wait in a non-residential street – so not in Winchester Walk, Winchester Square, Stoney Street, Clink Street or Montague Close.

██████████

████████████████████

London

SE1 ██████

10

From: [REDACTED]
Sent: Wednesday, March 27, 2019 10:19 AM
To: Regen, Licensing
Subject: App 867078 Lockes Bar Railway Arches B-C Montague Close SE1 9DA

App 867078 Lockes Bar

Railway Arches B-C Montague Close SE1 9DA

Dear Sirs,

I wish to object to this application on the following grounds

The setting up of further licensed premises will only impact negatively upon residents' lives.

As longtime residents of this area we have witnessed the multiple problems residents have to deal with due to drunkenness and all of the associated antisocial problems that this causes.

I have personally over the years had to cope with:

- * vandalism late at night on my car parked on a disabled car parking space in Clink Street caused by drunken people who I could not on my own deal with and just had to watch as the mirrors on my car were torn off and the paint work badly damaged.
- * Calling the emergency services on two occasions to young people collapsed in the street suffering from the causes of intoxication, one of whom was given CPR on the doorstep (to our then residence in a Clink Street apartment block) by a medic late at night when I returned home. The young people accompanying the young woman were themselves so intoxicated they were unable to call the emergency services who when I spoke to them were confused at the many drunken calls they were receiving and eventually having spoken to me sent a medic who saved the girl's life.
- * On taking my disabled son to school once I found a young woman asleep on the bonnet of my car who was still intoxicated from the previous night's activities.

There is no reason why residents should have to deal with the impact of noise and anti social problems caused by commercial premises in the first place. For further planning applications to be granted that will exacerbate the already considerable problems residents deal with on a day to day basis would further diminish residents quiet enjoyment of their homes.

Further licensed premises will also diminish the general public's enjoyment of the public realm along the riverside. Residents should be able to enjoy the public realm just outside their homes especially around the Cathedral and the square close to the river next to our homes which was part of the original public realm planning granted when [REDACTED] Montague Close was built.

I would also make the following points:

1. The application contravenes the provisions of the **Cumulative Impact Zone**. There is a presumption **against** setting up yet another licensed premises unless it can be demonstrated that such new premises will not present an added burden of criminal antisocial behaviour that draws on the resources of the police and hospitals (as well as sacrificing the amenity of residents to the profit of the licensee).
2. The application is for a bar for 250 clients and not a restaurant. Southwark's policies privilege **establishments that serve substantial food** and not just drink. Given the saturation of bars in this area, there is no good reason to allow another huge establishment purely or principally for drinking. In this case, another bar of a similar size of clientele is proposed for next door, so a total of 450 extra drinkers are to be hosted in this confined space.
3. The proposed **hours** of operation are **well outside those established in current Southwark Licencing Policy**. No consultation was offered to residents about the change of use to A3 or we would have strongly requested more reasonable hours than the Planning has consented. But in any case we are aware that Planning and Licencing are not joined up.

We understand that Southwark Licensing's website does not make available some extra conditions that the applicant has offered, so we could not be aware of them until today, and the deadline for representations has arrived. So we are placing our representation in any case.

The application contravenes the key licencing objectives as follows:

- **the protection of children from harm.**

There are a number of children under the age of ten living near the proposed premises, with their bedrooms on the street. Their sleep may be disrupted by departing drinkers and by the applicants' servicing, which must take place in Montague Close. Servicing involves not only

lorries and vans but also metal trolleys that make an excruciating noise as they are dragged across cobbles. As the application stands, there are no restrictions on deliveries or refuse collection. Moreover, there is no proposed limit on the decibel level of music in the current application.

The World Health Organisation is now reporting on the damage caused to hearing by 'leisure noise'. Children are particularly vulnerable. The World Health Organisation's current studies on noise show that disturbed nights have a serious effect on children. Their concentration the next day is compromised. They can develop headaches and permanent hearing problems.

We wish to draw the committee's attention to the problem of people fuelled by drink who leave the place where they have spent their money and wander down to the river, where they stand under the windows of apartments with children and indulge in explicit talk. In licensing terms, the protection of children from harm includes the protection of children from moral, psychological and physical harm. This includes not only protecting children from the harms associated directly with alcohol consumption but also wider harms such as exposure to strong language and sexual expletives.

- **the prevention of crime and disorder;**

The proposed premises are steps from Montague Close's river viewing point, a square that is a known trouble spot for drunken behaviour, drug dealing, rough sleeping and violence. Unfortunately, it is also overlooked by apartments belonging to long-term residents – including children – who struggle to sleep as it is. Two new bars with customers and servicing having access through Montague Close can do nothing but exacerbate this issue.

Meanwhile the very thin strip of land outside the bar itself is barely adequate for comings and goings of the large clientele this huge premises will attract. There is a risk of provocation and irritation to people kettled together in such a small space, while drinking, or after drinking.

- **public safety**

Having toured the premises in person, we feel that the site offers inadequate safety to the customers. The fire exits are inadequate for such huge premises, and in the case of emergencies, hundreds of customers would be forced out into a narrow strip (1.5m) in front of the doors. Another huge bar is proposed next door, sharing this utterly **inadequate public evacuation space**. An emergency could result in crushing and blocking of escape routes.

The **ventilation** of the huge premises is currently adequate for the small number of employees on site – an average of five people in the space. How will ventilation be effected in a way that is safe for hundreds of customers? Without detracting from the historic space? What kind of emissions and noise will be created by the necessary airconditioning? Where will the plant be sited?

Downstairs in particular, the ceilings are very low, and people can stand upright only in the central portion. This means that emergency evacuation would be even more difficult in a restricted area. In a panic situation, there could be head injuries.

Montague Close is an exceptionally narrow two-way street. Already, the proliferation of delivery and disposal vehicles **can block the path of emergency vehicles**. Adding to this logjam only increases the danger that.

Bars need a lot of deliveries and also noisy disposal because the chief waste is bottles, the noisiest item to dispose of. A huge bar like this one needs a huge amount of servicing. Montague Close is **already jammed** with deliveries to the following places, some of which require extensive servicing:

Glaziers Hall

The new café and gym due to open soon next door the Glaziers Hall

Southwark Cathedral

Montague Chambers

Pizza Express

London Grind

Barrowboy and Banker

Brood

Whiskey Ginger bar

Mudlark pub

Mughouse pub

Pizza Express

Boro Bistro

Borough Market

The photograph below shows how this street can look, with traffic backed up in both directions. Frustrated drivers will sit with their hands on their horns for up to ten minutes.

As can be seen, this is a large number of large premises already blocking the single narrow access route for emergency vehicles. There are already too many premises. The onus needs to be on the applicant to show how and why they would not be adding to this serious safety problem.

- **the prevention of public nuisance;**

According to the **Revised Guidance issued under section 182 of the Licensing Act 2003**, it is the responsibility of the licencing officers to take into account the effect of the licensable

activities at the specific premises on persons living and working (including those carrying on business) in the area around the premises, which may be disproportionate and unreasonable. We believe that this large bar (serving up to 250 people at any one time) will have a disproportionate effect on those living and working nearby.

The proposed licence in its current form takes no account of the density of the residential population already at breaking point because of so many bars requiring extensive servicing, deliveries and disposals, and so many customers being let out late at night on to the streets where we live, so much loud music being projected out into the street to attract more customers. Out in the streets where we live, under our windows, these customers become the problem of the residents: having taken their money, the premises take no more responsibility for their behaviour, even though it is the alcohol sold to them that provokes most of the public nuisance we experience.

The amenity of residents in this area is already compromised by a saturation of licenced premises. Sleep is difficult. People coming out of bars have their voices elevated by drink. The canyon-like nature of these streets efficiently transmits noise up to our bedrooms – including the bedrooms of young children and babies in this area. Meanwhile, the arch of the bridge is also an excellent sound chamber where drunks or even merry people like to test their voices, by yodelling, for example. We already suffer from the situation at the Whisky Ginger, adjacent to these proposed premises. Whisky Ginger projects music out into the street at levels that are painfully audible to the 59 residents in Winchester Walk.

An added problem will be caused by the moving rainbow colours of the Illuminated River project on London Bridge, from May 2019. Unfortunately the very best space for viewing these illuminations will be under the windows of residents. We can expect people watching the kinetic display to express their feelings about it, as people do when they see fireworks. When they have also been drinking, we can expect them to express their feelings loudly.

According to the **Revised Guidance issued under section 182 of the Licensing Act 2003**, licensing officers should use conditions at their disposal to protect the children and adults of this community from noise nuisance, anti-social behaviour and inconsiderate behaviour by building in conditions that are appropriate to this sensitive site.

If the Southwark Licencing is minded to grant this application in spite of the above issues, we strongly request the following conditions:

1. There needs to be condition on permitted hours of deliveries and refuse collections. Given the number of residents including children in Montague Close, the condition should specify **no deliveries or disposals between 8pm and 7am**. To be workable in real life, this condition must also specify that the **applicant will not give keys to suppliers**. (Experience has taught us that if they have keys, suppliers are not governed by the

planning or licensing conditions and will do whatever they like, delivering and collecting all through the night).

2. Every crate of empty bottles dropped into the bins will be audible to residents, including children so we ask for a condition that any disposals of bottles **from the premises to the bins** are forbidden between **8pm and 7am**. The bins need to be locked from that time onwards to prevent wildcat collections by suppliers outside of these hours.
3. We ask for the trading hours to be **no later than 11pm**. Experience shows that bar customers, after departing, tend to stand around in the street discussing their ongoing plans in voices elevated by drink. If the hours are granted as per the application, it could be 2am before there is any peace for the children and adults in this area
4. **We ask for any drinking outside to be forbidden**. The narrow strip outside the bar (and the neighbouring bar) is already inadequate for evacuation space in the case of an emergency. The space cannot be blocked by drinkers. We also request this on the grounds of public nuisance noise for the many residential neighbours.
5. We ask for a specific condition that the applicant will put **no chairs or tables outside or in any other way the colonise public realm**, and that the applicant **will quickly move away any customers** who try to take their drinks outside, or stand outside smoking, talking on phones or otherwise blocking the space. We ask that **prominent signage** is placed by the doors to advise customers that they are not permitted to smoke, use their phones or take their drinks outside.

6. We ask for a condition that the applicant provides **dedicated security staff** to stop clients using the space outside as per condition 5.
7. We ask for a condition that the applicant will undertake not to apply in future for permission to colonise the narrow strip outside for the consumption of alcohol or for customers to use it as an extension of the bar.
8. We ask for a condition of the provision of **doors with air-lock slow releases** (to avoid slamming). This might be achieved by a simple measure such as ensuring that doors and windows are kept closed after a particular time, or more sophisticated measures like the installation of acoustic curtains or rubber speaker mounts to mitigate sound escape from the premises may be appropriate.
9. We ask for a condition that **all doors and windows will be kept closed after 9pm**, to minimise noise pollution from music and voices.
10. We ask for a condition that **no music systems** will face outwards into the public realm or be fixed outside the premises.
11. We ask for a condition to limit the decibel level of music to 72 or less, as per the next condition.
12. We ask for a condition that music must be set to a level where it is never audible to residents' premises or in Southwark Cathedral even when doors and windows are open. This setting cannot be left at the discretion of the DJ but must be fixed on all in-house equipment and monitored when DJs bring their own equipment.
13. We request a condition for the installation of CCTV cameras on the premises to monitor the behaviour of

customers leaving and heading towards the residential areas of Winchester Wharf and Montague Close, Winchester Square, Stoney Street and Clink Street.

14. We request a condition that obliges the licensee to supply the following to residents who may be affected by noise: real telephone numbers connected to real people in the case of issues that threaten resident amenity, i.e. afterparties by staff or wildcat deliveries.
15. We request a condition that requires the licence holder or club **to place signs** at the exits from the building encouraging patrons to be quiet until they leave the area, or that, if they wish to smoke, to do so at designated places inside the premises instead of outside, and to respect the rights of people, and particularly children, living nearby to a peaceful night.
16. We request a condition that staff shall be available at the door to guide exiting clients to London Bridge and not Montagu Close. At present, the applicant's dispersal plan states that 'the primary point of dispersal is the main exit on to Montague Close'. This needs to be changed to Borough High Street via the steps up to London Bridge. The applicant indicated a willingness to do this at our meeting.
17. We request that sales of drinks for consumption away from the premises are renounced, because people with these drinks are likely to end up in Montague Close watching the Illuminated River lights and causing a nuisance to residents.
18. We request a condition that the applicant will not allow staff to order taxis or Ubers to stand idling in Montague Close after closing hours.

19. We ask for a condition that if the applicant is to service a private party outside its normal hours, it will leaflet all the residents of Clink and Stoney Street, Montague Close, Winchester Walk, Winchester Square at least one week in advance. Patrons of such events will be escorted away from the residential area by staff and kept quiet. Taxis or minivans booked to take patrons away must wait in a non-residential street – so not in Winchester Walk, Winchester Square, Stoney Street, Clink Street or Montague Close.

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██████████████████

London

SE1 ██████

From: [REDACTED]
Sent: Wednesday, March 27, 2019 10:26 AM
To: Regen, Licensing
Subject: App 867078 Lockes Bar Railway Arches B-C Montague Close SE1 9DA

I am sending this email as the Guardian of [REDACTED] resident of Montague Close.

App 867078 Lockes Bar

Railway Arches B-C Montague Close SE1 9DA

Dear Sirs,

I wish to object to this application on the following grounds

I have profound autism. I find noise and all of the anti social problems caused by drinking even harder to deal with than my neurotypical peers. This planning application will only further diminish my quiet enjoyment of my residence and I strongly object.

The setting up of further licensed premises will only impact negatively upon residents' lives.

As longtime residents of this area my family has witnessed the multiple problems residents have to deal with due to drunkenness and all of the associated antisocial problems that this causes.

I have been with my parent over the years when she has had to cope with:

- * vandalism late at night on our car parked on a disabled car parking space in Clink Street caused by drunken people who I could not on my own deal with and just had to watch as the mirrors on my car were torn off and the paint work badly damaged.

- * Calling the emergency services on two occasions to young people collapsed in the street suffering from the causes of intoxication, one of whom was given CPR on the doorstep (to our then residence in a Clink Street apartment block) by a medic late at night when I returned home. The young people accompanying the young woman were themselves so intoxicated they were unable to call the emergency services who when I spoke to them were confused at the many drunken calls they were receiving and eventually having spoken to me sent a medic who saved the girl's life.

- * On being taken to school once we found a young woman asleep on the bonnet of our car who was still intoxicated from the previous night's activities.

There is no reason why residents should have to deal with the impact of noise and anti social problems caused by commercial premises in the first place. For further planning applications to be granted that will exacerbate the already considerable problems residents deal with on a day to day basis would further diminish residents quiet enjoyment of their homes.

Further licensed premises will also diminish the general public's enjoyment of the public realm along the riverside. Residents should be able to enjoy the public realm just outside their homes especially around the Cathedral and the square close to the river next to our homes which was part of the original public realm planning granted when 6 Montague Close was built.

I would also make the following points:

1. The application contravenes the provisions of the **Cumulative Impact Zone**. There is a presumption **against** setting up yet another licensed premises unless it can be demonstrated that such new premises will not present an added burden of criminal antisocial behaviour that draws on the resources of the police and hospitals (as well as sacrificing the amenity of residents to the profit of the licensee).
2. The application is for a bar for 250 clients and not a restaurant. Southwark's policies privilege **establishments that serve substantial food** and not just drink. Given the saturation of bars in this area, there is no good reason to allow another huge establishment purely or principally for drinking. In this case, another bar of a similar size of clientele is proposed for next door, so a total of 450 extra drinkers are to be hosted in this confined space.
3. The proposed **hours** of operation are **well outside those established in current Southwark Licencing Policy**. No consultation was offered to residents about the change of use to A3 or we would have strongly requested more reasonable hours than the Planning has consented. But in any case we are aware that Planning and Licencing are not joined up.

We understand that Southwark Licensing's website does not make available some extra conditions that the applicant has offered, so we could not be aware of them until today, and the deadline for representations has arrived. So we are placing our representation in any case.

The application contravenes the key licencing objectives as follows:

- **the protection of children from harm.**

There are a number of children under the age of ten living near the proposed premises, with their bedrooms on the street. Their sleep may be disrupted by departing drinkers and by the applicants' servicing, which must take place in Montague Close. Servicing involves not only lorries and vans but also metal trolleys that make an excruciating noise as they are dragged across cobbles. As the application stands, there are no restrictions on deliveries or refuse collection. Moreover, there is no proposed limit on the decibel level of music in the current application.

The World Health Organisation is now reporting on the damage caused to hearing by 'leisure noise'. Children are particularly vulnerable. The World Health Organisation's current studies on noise show that disturbed nights have a serious effect on children. Their concentration the next day is compromised. They can develop headaches and permanent hearing problems.

We wish to draw the committee's attention to the problem of people fuelled by drink who leave the place where they have spent their money and wander down to the river, where they stand under the windows of apartments with children and indulge in explicit talk. In licensing terms, the protection of children from harm includes the protection of children from moral, psychological and physical harm. This includes not only protecting children from the harms associated directly with alcohol consumption but also wider harms such as exposure to strong language and sexual expletives.

- **the prevention of crime and disorder;**

The proposed premises are steps from Montague Close's river viewing point, a square that is a known trouble spot for drunken behaviour, drug dealing, rough sleeping and violence. Unfortunately, it is also overlooked by apartments belonging to long-term residents – including children – who struggle to sleep as it is. Two new bars with customers and servicing having access through Montague Close can do nothing but exacerbate this issue.

Meanwhile the very thin strip of land outside the bar itself is barely adequate for comings and goings of the large clientele this huge premises will attract. There is a risk of provocation and irritation to people kettled together in such a small space, while drinking, or after drinking.

- **public safety**

Having toured the premises in person, we feel that the site offers inadequate safety to the customers. The fire exits are inadequate for such huge premises, and in the case of emergencies, hundreds of customers would be forced out into a narrow strip (1.5m) in front of the doors. Another huge bar is proposed next door, sharing this utterly **inadequate public evacuation space**. An emergency could result in crushing and blocking of escape routes.

The **ventilation** of the huge premises is currently adequate for the small number of employees on site – an average of five people in the space. How will ventilation be effected in a way that is safe for hundreds of customers? Without detracting from the historic space? What kind of emissions and noise will be created by the necessary airconditioning? Where will the plant be sited?

Downstairs in particular, the ceilings are very low, and people can stand upright only in the central portion. This means that emergency evacuation would be even more difficult in a restricted area. In a panic situation, there could be head injuries.

Montague Close is an exceptionally narrow two-way street. Already, the proliferation of delivery and disposal vehicles **can block the path of emergency vehicles**. Adding to this logjam only increases the danger that.

Bars need a lot of deliveries and also noisy disposal because the chief waste is bottles, the noisiest item to dispose of. A huge bar like this one needs a huge amount of servicing. Montague Close is **already jammed** with deliveries to the following places, some of which require extensive servicing:

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Pizza Express

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Mughouse pub

Pizza Express

Boro Bistro

Borough Market

The photograph below shows how this street can look, with traffic backed up in both directions. Frustrated drivers will sit with their hands on their horns for up to ten minutes.

As can be seen, this is a large number of large premises already blocking the single narrow access route for emergency vehicles. There are already too many premises. The onus needs to be on the applicant to show how and why they would not be adding to this serious safety problem.

- **the prevention of public nuisance;**

According to the **Revised Guidance issued under section 182 of the Licensing Act 2003**, it is the responsibility of the licencing officers to take into account the effect of the licensable activities at the specific premises on persons living and working (including those carrying on business) in the area around the premises, which may be disproportionate and unreasonable. We believe that this large bar (serving up to 250 people at any one time) will have a disproportionate effect on those living and working nearby.

The proposed licence in its current form takes no account of the density of the residential population already at breaking point because of so many bars requiring extensive servicing, deliveries and disposals, and so many customers being let out late at night on to the streets where we live, so much loud music being projected out into the street to attract more customers. Out in the streets where we live, under our windows, these customers become the problem of the residents: having taken their money, the premises take no more responsibility for their behaviour, even though is the alcohol sold to them that provokes most of the public nuisance we experience.

The amenity of residents in this area is already compromised by a saturation of licenced premises. Sleep is difficult. People coming out of bars have their voices elevated by drink. The canyon-like nature of these streets efficiently transmits noise up to our bedrooms – including the bedrooms of young children and babies in this area. Meanwhile, the arch of the bridge is also an excellent sound chamber where drunks or even merry people like to test their voices, by yodelling, for example. We already suffer from the situation at at the Whisky Ginger, adjacent to these proposed premises. Whisky Ginger projects music out into the street at levels that are painfully audible to the 59 residents in Winchester Walk.

An added problem will be caused by the moving rainbow colours of the Illuminated River project on London Bridge, from May 2019. Unfortunately the very best space for viewing these illuminations will be under the windows of residents. We can expect people watching the kinetic display to express their feelings about it, as people do when they see fireworks. When they have also been drinking, we can expect them to express their feelings loudly.

According to the **Revised Guidance issued under section 182 of the Licensing Act 2003**, licensing officers should use conditions at their disposal to protect the children and adults of this community from noise nuisance, anti-social behaviour and inconsiderate behaviour by building in conditions that are appropriate to this sensitive site.

If the Southwark Licencing is minded to grant this application in spite of the above issues, we strongly request the following conditions:

1. There needs to be condition on permitted hours of deliveries and refuse collections. Given the number of

residents including children in Montague Close, the condition should specify **no deliveries or disposals between 8pm and 7am**. To be workable in real life, this condition must also specify that the **applicant will not give keys to suppliers**. (Experience has taught us that if they have keys, suppliers are not governed by the planning or licensing conditions and will do whatever they like, delivering and collecting all through the night).

2. Every crate of empty bottles dropped into the bins will be audible to residents, including children so we ask for a condition that any disposals of bottles **from the premises to the bins** are forbidden between **8pm and 7am**. The bins need to be locked from that time onwards to prevent wildcat collections by suppliers outside of these hours.
3. We ask for the trading hours to be **no later than 11pm**. Experience shows that bar customers, after departing, tend to stand around in the street discussing their ongoing plans in voices elevated by drink. If the hours are granted as per the application, it could be 2am before there is any peace for the children and adults in this area
4. **We ask for any drinking outside to be forbidden**. The narrow strip outside the bar (and the neighbouring bar) is already inadequate for evacuation space in the case of an emergency. The space cannot be blocked by drinkers. We also request this on the grounds of public nuisance noise for the many residential neighbours.
5. We ask for a specific condition that the applicant will put **no chairs or tables outside or in any other way the colonise public realm**, and that the applicant **will quickly move away any customers** who try to take their drinks outside, or stand outside smoking, talking on phones or otherwise blocking the space. We ask that **prominent**

signage is placed by the doors to advise customers that they are not permitted to smoke, use their phones or take their drinks outside.

6. We ask for a condition that the applicant provides **dedicated security staff** to stop clients using the space outside as per condition 5.
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8. We ask for a condition of the provision of **doors with air-lock slow releases** (to avoid slamming). This might be achieved by a simple measure such as ensuring that doors and windows are kept closed after a particular time, or more sophisticated measures like the installation of acoustic curtains or rubber speaker mounts to mitigate sound escape from the premises may be appropriate.
9. We ask for a condition that **all doors and windows will be kept closed after 9pm**, to minimise noise pollution from music and voices.
10. We ask for a condition that **no music systems** will face outwards into the public realm or be fixed outside the premises.
11. We ask for a condition to limit the decibel level of music to 72 or less, as per the next condition.
12. We ask for a condition that music must be set to a level where it is never audible to residents' premises or in Southwark Cathedral even when doors and windows are open. This setting cannot be left at the discretion of the DJ

but must be fixed on all in-house equipment and monitored when DJS bring their own equipment.

13. We request a condition for the installation of CCTV cameras on the premises to monitor the behaviour of customers leaving and heading towards the residential areas of Winchester Wharf and Montague Close, Winchester Square, Stoney Street and Clink Street.
14. We request a condition that obliges the licensee to supply the following to residents who may be affected by noise: real telephone numbers connected to real people in the case of issues that threaten resident amenity, i.e. afterparties by staff or wildcat deliveries.
15. We request a condition that requires the licence holder or club **to place signs** at the exits from the building encouraging patrons to be quiet until they leave the area, or that, if they wish to smoke, to do so at designated places inside the premises instead of outside, and to respect the rights of people, and particularly children, living nearby to a peaceful night.
16. We request a condition that staff shall be available at the door to guide exiting clients to London Bridge and not Montagu Close. At present, the applicant's dispersal plan states that 'the primary point of dispersal is the main exit on to Montague Close'. This needs to be changed to Borough High Street via the steps up to London Bridge. The applicant indicated a willingness to do this at our meeting.
17. We request that sales of drinks for consumption away from the premises are renounced, because people with these drinks are likely to end up in Montague Close

watching the Illuminated River lights and causing a nuisance to residents.

18. We request a condition that the applicant will not allow staff to order taxis or Ubers to stand idling in Montague Close after closing hours.
19. We ask for a condition that if the applicant is to service a private party outside its normal hours, it will leaflet all the residents of Clink and Stoney Street, Montague Close, Winchester Walk, Winchester Square at least one week in advance. Patrons of such events will be escorted away from the residential area by staff and kept quiet. Taxis or minivans booked to take patrons away must wait in a non-residential street – so not in Winchester Walk, Winchester Square, Stoney Street, Clink Street or Montague Close.

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London

SE1 ██████

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From: [REDACTED]
Sent: Monday, March 25, 2019 4:47 PM
To: Regen, Licensing
Cc: [REDACTED]
Subject: App 867079 Lockes Bar

Email to licensing@southwark.gov.uk

App 867079 Lockes Bar

Railway Arches 2d And 2e Montague Close SE1 9DA

Dear Sir/Madam,

I write to register an objection to the above application. The area around Borough Market and the Cathedral is now super-saturated with establishments serving alcohol-based drinks. We certainly do not need any more licensed premises in the immediate area. As a resident locally it is frequently impossible to walk up Stoney Street to Southwark Street because of cross in the road outside the Wheatsheaf, the Market Porter, Southwark Tavern, etc. An alternative route, via Montague Close, is at present not unduly busy but the proposal will lead to large crowds in the confined area of the site and will lead to further loss of see and easy pedestrian routes.

Many local residents, who moved to the area many years ago with active encouragement from Southwark Council, did so in the reasonable expectation of having quiet enjoyment of their homes. Developments in recent years have had seriously adverse impacts on local residents in terms of noise nuisance, antisocial behaviour and overcrowding of public passages and thoroughfares. We have no wish to have the problem further exacerbated. This application contravenes the provisions of the Cumulative Impact Zone and proposes hours of operation are well outside those established in current Southwark Licencing Policy.

The application will increase public nuisance and inconvenience with the inevitable noise from customers departing late at night. The zone has a large population of residents including children. This application is twinned with another for a bar of similar capacity (**app 867079 Adventure Bar**) and will lead to releasing large numbers of customers into a small space and make for difficulties of free passage from residence to the Bridge, High Street, rail station, etc.. The number of residents likely to be affected by an increase in drinkers can be estimated by the number of

Email to licensing@southwark.gov.uk 27 March 2019

App 867078 **Lockes Bar Co Ltd**
 Railway Arches B – C, Montague Close SE1 9DA

Dear Sirs,

We wish to object to this application on the following grounds relating to Southwark Council's stated policies:

1. The application contravenes the provisions of the **Cumulative Impact Zone**. There is a presumption **against** setting up another licensed premises in the area unless it can be demonstrated that such new premises will not present an added burden of criminal/antisocial behaviour that draws on the resources of the police and hospitals (as well as sacrificing the amenity of residents).
2. The application is for a bar for 250 clients and not a restaurant. Southwark Council's policies privilege **establishments that serve substantial food** and not just drink. Given the large number of bars in this area, there is no good reason to allow another huge establishment purely for drinking. In this case, another bar of slightly smaller size is proposed for the adjoining premises, so a total of 450 extra drinkers are to be hosted in a concentrated space.
3. The proposed **hours** of operation (up to 1.30am at weekends) are **well outside those established in current Southwark Licencing Policy**. No consultation was offered to residents about the change of use of the site to A3 with hours of usage up to 1.30am.

Our specific objections under current licensing legislation are as follows:

The protection of children from harm

There are a number of young children living near the proposed premises, with their bedrooms facing onto the street. Granting of the licence will inevitably result in additional noise in the area in the early hours of the morning, both from entertainment at the venue, departing visitors and necessary servicing of the facilities (rubbish disposal in the area, including noisy glass bottle removal typically takes place around 5.00am). As the application stands, there are no restrictions on deliveries or refuse collection. Moreover, there is no proposed limit on the decibel level of music in the current application.

Departing visitors present a particular problem. Already in the area, there is periodic (but considerable) late night/early morning disruption from rowdy behaviour and bad language immediately in the vicinity of residential premises. Notices requesting people to re quiet and respect the peace of residents have little or no effect. This disruption is bound to increase should the licence be granted.

The prevention of crime and disorder

The proposed premises are steps away from Cathedral Square, a river viewing point, which unfortunately already suffers from periodic episodes of drunken behaviour, drug dealing, rough sleeping and violence. The residential properties forming part of Minerva House face directly onto this square. As local residents, we object to greater exposure to antisocial and criminal behaviour in the vicinity which is bound to be a consequence of granting the licence.

Public safety

The premises are located in an area where there is relatively restricted access with narrow pavements separated by a road that allows only one vehicle to pass at a time. Egress from the premises in the event of emergency will be difficult and the number of people evacuated (up to 450 for both sites) will be wholly restrictive to access by emergency vehicles both to the sites and the neighbouring residential premises.

There are already a significant number of premises in the vicinity which require daily services. Adding two new significant venues will only exacerbate the difficulties already encountered with regular serious traffic jams in Montague Close – see picture below for one recent example.



The prevention of public nuisance

The proposed licence in its current form takes no account of the impact that existing bars and other premises, together with the new proposed licences will have on the nearby residential population.

The amenity of residents has already been compromised is already compromised by the large number number of licenced premises. Public nuisance takes the form of:

- Sleep being disturbed by heightened noise from visitors departing licenced premises;
- Sleep disruption from noise from the licenced venues themselves; and
- Worry and concern amongst residents at risk of directly being affected by antisocial behaviour at night arising as a consequence of the licence being granted (increased risks of violence, drug taking etc).

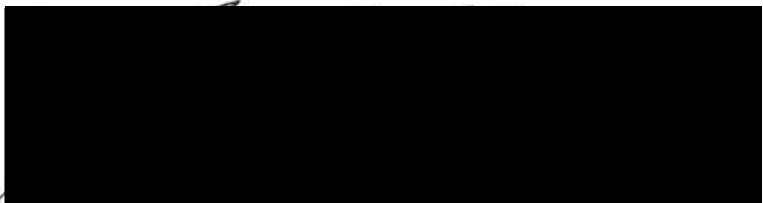
According to the **Revised Guidance issued under section 182 of the Licensing Act 2003**, licensing officers should use conditions at their disposal to protect the children and adults of this community from noise nuisance, anti-social behaviour and inconsiderate behaviour by building in conditions that are appropriate to this sensitive site.

If the Southwark Council is minded to grant this application in spite of the above issues, we request the following conditions:

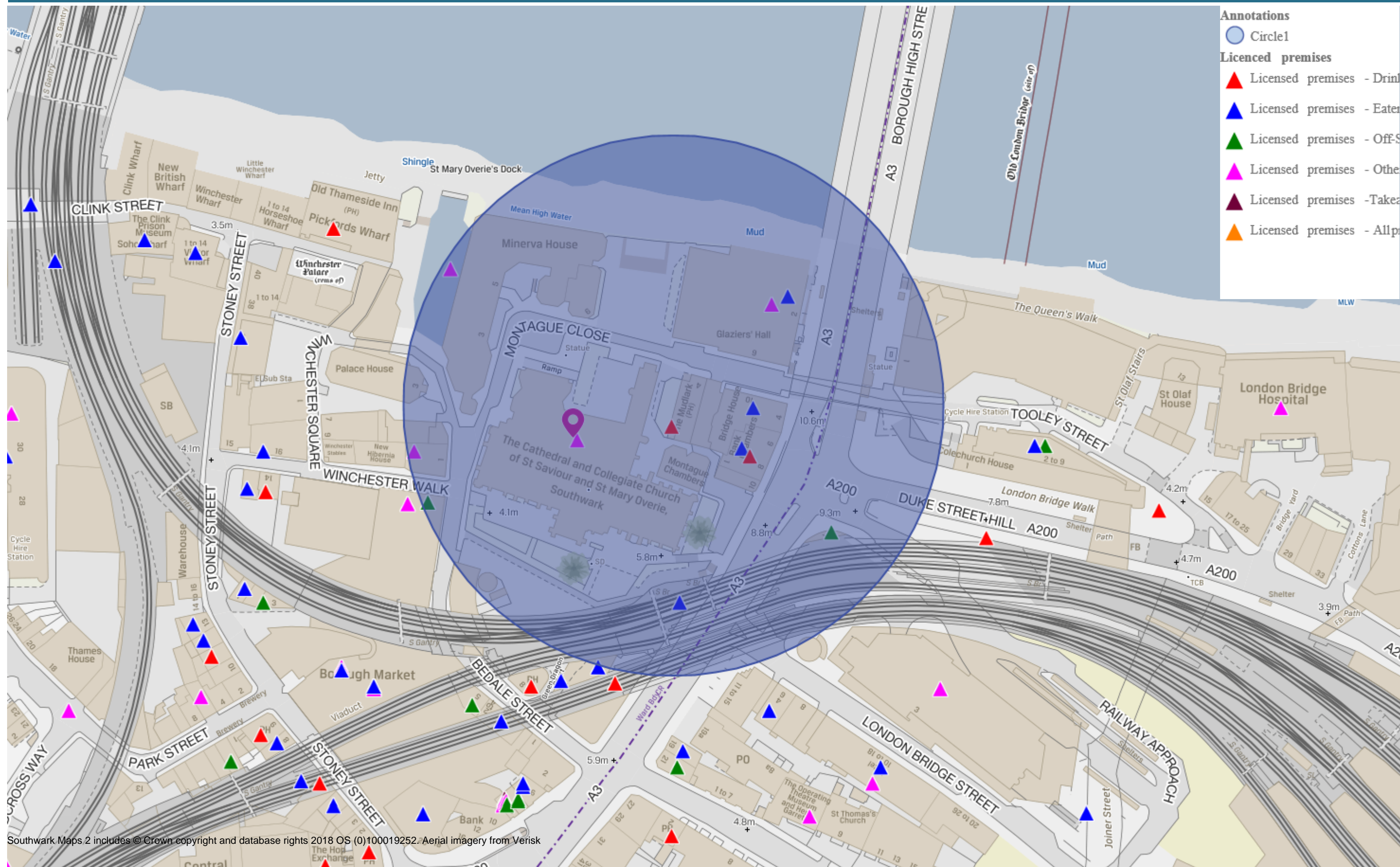
1. There needs to be condition on permitted hours of deliveries and refuse collections. Given the number of residents including children in Montague Close, the condition should specify **no deliveries or disposals between 8pm and 7am**. To be workable in real life, this condition must also specify that the **applicant will not give keys to suppliers**. (Experience has taught us that if they have keys, suppliers are not governed by the planning or licensing conditions and will do whatever they like, delivering and collecting all through the night).
2. Every crate of empty bottles dropped into the bins will be audible to residents, including children so we ask for a condition that any disposals of bottles **from the premises to the bins** are forbidden between **8pm and 7am**. The bins need to be locked from that time onwards to prevent wildcat collections by suppliers outside of these hours.
3. We ask for the trading hours to be **no later than 11pm**. Experience shows that visitors to bars and the like take some time to leave the area. If the hours are granted as per the application, it could be 2am before there is any peace for the children and adults in this area
4. **We ask for any drinking outside to be forbidden**. The narrow strip outside the bar (and the neighbouring bar) is already inadequate for evacuation space in the case of an emergency. The space cannot be blocked by drinkers. We also request this on the grounds of public nuisance noise for the many residential neighbours.
5. We ask for a specific condition that the applicant will put **no chairs or tables outside or in any other way the colonise public realm**, and that the applicant **will quickly move away any customers** who try to take their drinks outside, or stand outside smoking, talking on phones or otherwise blocking the space. We ask that **prominent signage** is placed by the doors to advise customers that they are not permitted to smoke, use their phones or take their drinks outside.

6. We ask for a condition that the applicant provides **dedicated security staff** to stop clients using the space outside as per condition 5.
7. We ask for a condition that the applicant will undertake not to apply in future for permission to colonise the narrow strip outside for the consumption of alcohol or for customers to use it as an extension of the bar.
8. We ask for a condition of the provision of **doors with air-lock slow releases** (to avoid slamming). This might be achieved by a simple measure such as ensuring that doors and windows are kept closed after a particular time, or more sophisticated measures like the installation of acoustic curtains or rubber speaker mounts to mitigate sound escape from the premises may be appropriate.
9. We ask for a condition that **all doors and windows will be kept closed after 9pm**, to minimise noise pollution from music and voices.
10. We ask for a condition that **no music systems** will face outwards into the public realm or be fixed outside the premises.
11. We ask for a condition to limit the decibel level of music to 72 or less, as per the next condition.
12. We ask for a condition that music must be set to a level where it is never audible to residents' premises or in Southwark Cathedral even when doors and windows are open. This setting must be fixed on all in-house equipment and monitored whenever music is being played.
13. We request a condition for the installation of CCTV cameras on the premises to monitor the behaviour of customers leaving and heading towards the residential areas of Winchester Wharf and Montague Close, Winchester Square, Stoney Street and Clink Street.
14. We request a condition that obliges the licensee to supply the following to residents who may be affected by noise: real telephone numbers connected to real people in the case of issues that threaten resident amenity, i.e. afterparties by staff or wildcat deliveries.
15. We request a condition that requires the licence holder or club **to place signs** at the exits from the building encouraging patrons to be quiet until they leave the area, or that, if they wish to smoke, to do so at designated places inside the premises instead of outside, and to respect the rights of people, and particularly children, living nearby to a peaceful night.
16. We request a condition that staff shall be available at the door to guide exiting clients to London Bridge and not Montagu Close. At present, the applicant's dispersal plan states that 'the primary point of dispersal is the main exit on to Montague Close'. This needs to be changed to Borough High Street via the steps up to London Bridge.

17. We request that sales of drinks for consumption away from the premises are renounced, because people with these drinks are likely to end up in Montague Close watching the Illuminated River lights and causing a nuisance to residents.
18. We request a condition that the applicant will not allow staff to order taxis or Ubers to stand idling in Montague Close after closing hours.
19. We ask for a condition that if the applicant is to service a private party outside its normal hours, it will leaflet all the residents of Clink and Stoney Street, Montague Close, Winchester Walk, Winchester Square at least one week in advance. Patrons of such events will be escorted away from the residential area by staff and kept quiet. Taxis or minivans booked to take patrons away must wait in a non-residential street – so not in Winchester Walk, Winchester Square, Stoney Street, Clink Street or Montague Close.



London
SE1 



50 m

9-Apr-2019

Licensed premises - Other (1)

Reference_number: 10392
Name: SOUTHWARK CATHEDRAL
Address_line_1: Southwark Cathedral
Address_line_2: Montague Close
Address_line_3: London
Postcode: SE1 9DA
Outlet_type: Other
Easting: 532680
Northing: 180324
Alcohol: on

Licensed premises - All premises (1)

Reference_number: 10392
Name: SOUTHWARK CATHEDRAL
Address_line_1: Southwark Cathedral
Address_line_2: Montague Close
Address_line_3: London
Postcode: SE1 9DA
Outlet_type: Other
Easting: 532680
Northing: 180324
Alcohol: on

Item No. 6.	Classification: Open	Date: 24 April 2019	Meeting Name: Licensing Sub-Committee
Report title:		Licensing Act 2003: Adventure Bar, Arches 2D & 2E, Montague Close, London SE1 9DA	
Ward(s) or groups affected:		Borough and Bankside	
From:		Strategic Director of Environment and Leisure	

RECOMMENDATION

1. That the licensing sub-committee considers an application made by Adventure Bar Co Ltd for a grant of a premises licence under the Licensing Act 2003 in respect of Adventure Bar, Arches 2D and 2E, Montague Close, London SE1 9DA.
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 19 of this report deals with the representations received to the premises licence application and conciliations progress made. Copies of the relevant representations from responsible authorities and other persons and correspondence from conciliation process are attached as Appendices B and C.
 - d) Paragraph 20 deals with licensed premises within a 100 metre radius of the premises. A map of the area is attached as Appendix D.
 - e) A copy of the council's approved procedure for hearings of the sub-committee in relation to an application made under the Licensing Act 2003, along with a copy of the hearing regulations, has been circulated to all parties to the meeting.

BACKGROUND INFORMATION

The Licensing Act 2003

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

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

KEY ISSUES FOR CONSIDERATION

The premises licence application

8. On 27 February 2019, Adventure Bar Co Ltd applied to this council for the grant of a premises licence in respect of Adventure Bar, Arches 2D & 2E, Montague Close, London SE1 9DA. The premises is described a bar located under the railway arches.
9. The application is summarised as follows:
 - Live Music (indoors):
Sunday to Wednesday: 10:00 to 00:00
Thursday to Saturday: 10:00 to 01:00
 - Recorded Music (indoors):
Sunday to Wednesday: 10:00 to 00:00
Thursday to Saturday: 10:00 to 01:00
 - Late Night Refreshment (indoors):
Sunday to Wednesday: 23:00 to 00:00
Thursday to Saturday: 23:00 to 01:00
 - Supply of alcohol (on & off the premises):
Sunday to Wednesday: 10:00 to 00:00
Thursday to Saturday: 10:00 to 01:00

- Operating hours of premises:
Sunday to Wednesday: 10:00 to 00:30
Thursday to Saturday: 10:00 to 01:30
 - Non standard timings for activities:
From the end of permitted on New Year's Eve to the start of permitted on New Year's Day.
01:00 on a Sunday before a Bank holiday.
 - Non standard timings for operating hours:
From the end of permitted on New Year's Eve to the start of permitted on New Year's Day.
01:30 on a Sunday before a Bank holiday.
10. The premises licence application form provides the applicant operating schedule. Parts E, F, I, J, K, L, and M set out the proposed operating hours and operating controls in full, with reference to the four licensing objectives as stated in the Licensing Act 2003. Should a premises licence be issued in respect of the application the information provided in part M of the operating schedule will form the basis of conditions that will be attached to the licence. A copy of the application is attached to this report as Appendix A.

Designated premises supervisor

11. The proposed designated premises supervisor is Matthew Chason who has a personal licence issued by Lewes District Council.

Representations from responsible authorities

12. Representations were submitted by the licensing (as a responsible authority) and public health.
13. The licensing representation mentions that the premises is situated in the Bankside, Borough, London Bridge strategic cultural area. The 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, the prevention of public nuisance licensing objectives. The premises also falls within the cumulative impact policy (CIP) area for Borough and Bankside. The appropriate closing time in the area for public houses, wine bars or other drinking establishments on Sunday to Thursday is 23:00 and for Friday and Saturday it is 00:00.
14. To promote the licensing objectives they ask the applicant to consider bringing the opening hours applied for in line with that which is deemed appropriate for a bar in this area in the licensing policy and to amend the licensable activities as such, allowing half an hour drinking up time. They also seek clarification to certain matters and have submitted conditions relating to accommodation limit and off sales to be considered by the applicant.
15. The public health representation also states that this premises is located within the Borough and Bankside cumulative impact policy area and that the applicant has not adequately rebutted the presumption that this premises will contribute to the cumulative impact of alcohol related harm in the local area. They also propose further conditions to the applicant for his consideration.

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

Representation from other persons

17. There are 14 representations from other persons (consisting of a local ward councillor and 13 local residents). They object under the prevention of public nuisance and crime and disorder objectives. The ward councillor points out that the premises falls within the Borough and Bankside cumulative impact policy area where there is a presumption against granting new licences. The residents' concerns include the proximity to the Southwark Cathedral Church, a Grade 1 listed place of worship. They also mention the presence of bars and restaurants already operating in a small area and the amount of noise generated by patrons and delivery vans and other emergency evacuation processes being hampered and obstructed by outside furniture. Some residents have also suggested certain conditions to be considered in the determination of this application.
18. Copies of the representations are attached as Appendix C.

Conciliation

19. The representations received were forwarded to the applicant. The licensing sub-committee will be updated on 24 April 2019.

The local area

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

Public houses and restaurants

- Mudlark, Montague Close, London SE1 (Monday to Sunday until 01:30).
- Southwark Cathedral, Montague Close, London SE1 (Monday to Sunday until 23:00).
- Boro Bistro, 6 -10 Borough High Street, London SE1 (Sunday until 2:30, Monday to Tuesday until 23:30 and Wednesday to Saturday until 04:00).
- Barrow Boy & Banker, 8 Borough High Street, London SE1 (Sunday to Friday until 01:30 and Saturday until 02:30)
- Pizza Express, 4 Borough High Street, London SE1 (Monday to Sunday until 00:30)
- Glaziers Hall, 9 Montague Close, London SE1 (Monday to Sunday until 02:00)
- Grind, 2 London Bridge, London SE1 (Sunday 22:30, Monday to Thursday until 00:00 and Friday and Saturday until 01:00).
- First Cup Limited, 4 Bridge Arcade, Green Dragon Court, London SE1 (Monday to Sunday until 00:00).

Deregulation of entertainment

21. On 6 April 2015 entertainment became deregulated and as a result:
- Live unamplified music is deregulated between 08:00 and 23:00 on any premises.

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

Borough and Bankside cumulative impact zone

23. Council assembly approved the introduction of a special policy for Borough and Bankside on the cumulative impact of a concentration of licensed premises (saturation/cumulative impact policy) on 5 November 2008, and extended the area in April 2011. This application falls within the policy area.
24. 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.
25. The effect of this special policy is to create a presumption that applications for new premises licenses 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.
26. The applicant has been advised to address the committee's concerns around cumulative impact at the meeting.

Southwark statement of licensing policy

27. Council assembly approved Southwark's statement of licensing policy 2016-20 on 25 November 2015. Sections of the statement that are considered to be of particular relevance to the sub-committee's consideration are:
- Section 3 - Purpose and Scope of the Policy. This reinforces the four licensing objectives and the fundamental principles upon which this Authority relies in determining licence applications
 - Section 5 – Determining Applications for Premises Licences and Club Premises certificates. This explains how the policy works and considers issues such as location; high standards of management; and the principles behind condition setting.
 - Section 6 – Local Cumulative Impact Policies. This sets out this authority's approach to cumulative impact and defines the boundaries of the current special policy areas and the classifications of premises to which they apply. To be read in conjunction with Appendix B to the policy.
 - Section 7 – Hours of Operation. This provides a guide to the hours of licensed operation that this Authority might consider appropriate by type of premises and (planning) area classification. To be read in conjunction with Appendix B to the policy.
 - Section 8 – The Prevention of Crime and Disorder. This provides general guidance on the promotion of the first licensing objective.

- Section 9 – Public Safety. This provides general guidance on the promotion of the second licensing objective.
 - Section 10 – The Prevention of Nuisance. This provides general guidance on the promotion of the third licensing objective.
 - Section 11 – The Protection of Children from Harm. This provides general guidance on the promotion of the fourth licensing objective.
28. The purpose of Southwark's statement of licensing policy is to make clear to applicants what considerations will be taken into account when determining applications and should act as a guide to the sub-committee when considering the applications. However, the sub-committee must always consider each application on its own merits and allow exceptions to the normal policy where these are justified by the circumstances of the application.
29. Within the Southwark statement of licensing policy 2016 - 2020 the following closing times are recommended as appropriate within this area for this categories of premises as follows:
- Restaurants and cafes:
 - Sunday to Thursday: 00:00
 - Friday and Saturday: 01:00.
 - Public bars, wine bars and other drinking establishments:
 - Sunday to Thursday: 23:00
 - Friday and Saturday: 00:00.
 - There are no restriction times for hotel bars and guest houses.

Resource implications

30. A fee of £190.00 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.

Consultations

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

Community impact statement

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

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

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

Principles for making the determination

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

Conditions

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

- The prevention of nuisance
 - The protection of children from harm.
40. Members should note that each objective is of equal importance. There are no other licensing objectives, and the four objectives are paramount considerations at all times.
 41. Conditions will not be necessary if they duplicate a statutory position. Conditions relating to night café and take away aspect of the license must relate to the night time operation of the premises and must not be used to impose conditions which could not be imposed on day time operators.
 42. Members are also referred to the Home Office Revised Guidance issued under section 182 of the Licensing Act 2003 on conditions, specifically section 10.

Reasons

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

Hearing procedures

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

45. This matter relates to the determination of an application for a premises licence under section 17 of the Licensing Act 2003. Regulation 26(1) (a) requires the sub-committee to make its determination at the conclusion of the hearing.

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

46. Sub-committee members will note that, in relation to this application, the council has multiple roles. Council officers from various departments have been asked to consider the application from the perspective of the council as authority responsible respectively for environmental health, trading standards, health and safety and as the planning authority.
47. Members should note that the licensing sub-committee is meeting on this occasion solely to perform the role of licensing authority. The sub-committee sits in quasi-judicial capacity, and must act impartially. It must offer a fair and unbiased hearing of the application. In this case, members should disregard the council's broader policy objectives and role as statutory authority in other contexts. Members must direct themselves to making a determination solely based upon the licensing law, guidance and the council's statement of licensing policy.
48. As a quasi-judicial body the licensing sub-committee is required to consider the application on its merits. The sub-committee must take into account only relevant factors, and ignore irrelevant factors. The decision must be based on evidence, that is to say material, which tends logically to show the existence or non-existence of relevant facts, or the likelihood or unlikelihood of the occurrence of some future event, the occurrence of which would be relevant. The licensing sub-committee must give fair consideration to the contentions of all persons entitled to make representations to them.
49. The licensing sub-committee is entitled to consider events outside of the premises if they are relevant, i.e. are properly attributable to the premises being open. The proprietors do not have to be personally responsible for the incidents for the same to be relevant. However, if such events are not properly attributable to the premises being open, then the evidence is not relevant and should be excluded. Guidance is that the licensing authority will primarily focus on the direct impact of the activities taking place at the licensed premises on members of the public, living, working or engaged in normal activity in the area concerned.
50. Members will be aware of the council's code of conduct which requires them to declare personal and prejudicial interests. The code applies to members when considering licensing applications. In addition, as a quasi-judicial body, members are required to avoid both actual bias, and the appearance of bias.
51. The sub-committee can only consider matters within the application that have been raised through representations from other persons and responsible authorities. Interested parties must live in the vicinity of the premises. This will be decided on a case to case basis.
52. Under the Human Rights Act 1998, the sub-committee needs to consider the balance between the rights of the applicant and those making representations to the application when making their decision. The sub-committee has a duty under section 17 Crime and Disorder Act 1998 when making its decision to do all it can to prevent crime and disorder in the borough.

53. Other persons, responsible authorities and the applicant have the right to appeal the decision of the sub-committee to the magistrates' court within a period of 21 days beginning with the day on which the applicant was notified by the licensing authority of the decision to be appealed against.

Guidance

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

Strategic Director of Finance and Governance

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

BACKGROUND DOCUMENTS

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

APPENDICES

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

AUDIT TRAIL

Lead Officer	Strategic Director of Environment and Leisure		
Report Author	Dorcas Mills, Principal Licensing Officer		
Version	Final		
Dated	10 April 2019		
Key Decision?	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title	Comments sought	Comments included	
Director of Law and Democracy	Yes	Yes	
Strategic Director of Finance and Governance	Yes	Yes	
Cabinet Member	No	No	
Date final report sent to Constitutional Team		10 April 2019	

27/02/2019

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

Ref No. 1188856

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

	The Adventure Bar Co Ltd
--	--------------------------

Premises Details

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

£	32500
	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

	Adventure Bar
--	---------------

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

Address Line 1	RAILWAY ARCHES 2D AND 2E MONTAGUE CLOSE
Address Line 2	
Town	LONDON
County	
Post code	SE1 9DA
Ordnance survey map reference	
Description of the location	
Telephone number	0 [REDACTED]

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	The Adventure Bar Co Ltd
------	--------------------------

Address - First Entry

Street number or building name	11
Street Description	Castle Hill
Town	Maidenhead
County	Berkshire
Post code	SL6 4AA
Registered number (where applicable)	
Description of applicant (for example, partnership, company, unincorporated association etc)	Private limited Company

Contact Details - First Entry

Telephone number	
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)

	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)

	e) live music
	f) recorded music

Provision of late night refreshment

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

Supply of alcohol

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

E - Live Music

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

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

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

	Live Music
--	------------

Standard days and timings for Live Music (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	01:00
Fri	10:00	01:00
Sat	10:00	01:00
Sun	10:00	00:00

State any seasonal variations for the performance of live music (Please read guidance note 5)

--	--

Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed. (Please read guidance note 6)

	<ul style="list-style-type: none"> • 01:00 on Sundays before bank holidays • From the end of permitted hours on new years' eve to the start of permitted hours on new years' day
--	--

F - Recorded Music

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

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

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

	Music
--	-------

Standard days and timings for Recorded Music (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	01:00
Fri	10:00	01:00
Sat	10:00	01:00
Sun	10:00	00:00

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

--	--

Non standard timings. Where you intend to use the premises for the playing of recorded music entertainment at different times to those listed. (Please read guidance note 6)

	<ul style="list-style-type: none"> • 01:00 on Sundays before bank holidays • From the end of permitted hours on new years' eve to the start of permitted hours on new years' day
--	--

I - Late Night Refreshment

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

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

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

	Hot food/drink
--	----------------

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	01:00
Fri	23:00	01:00
Sat	23:00	01:00
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)

	<ul style="list-style-type: none"> • 01:00 on Sundays before bank holidays • From the end of permitted hours on new years' eve to the start of permitted hours on new years' day
--	--

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	01:00
Fri	10:00	01:00
Sat	10:00	01:00
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)

	<ul style="list-style-type: none">• 01:00 on Sundays before bank holidays• From the end of permitted hours on new years' eve to the start of permitted hours on new years' day
--	---

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	Matthew
Surname	Chason

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)	Lewes DC

K

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

	N/A
--	-----

L - Hours premises are open to public

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

Day	Start	Finish
Mon	10:00	00:30
Tues	10:00	00:30
Wed	10:00	00:30
Thur	10:00	01:30
Fri	10:00	01:30
Sat	10:00	01:30
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)

	<ul style="list-style-type: none">• 01:30 on Sundays before bank holidays• From the end of permitted hours on new years' eve to the start of permitted hours on
--	--

	new years' day
--	----------------

M - Steps to promote four licencing objectives

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

	Please see appended operating schedule of proposed conditions to address all four licensing objectives
--	--

b) the prevention of crime and disorder

	See a) above
--	--------------

c) public safety

	See a) above
--	--------------

d) the prevention of public nuisance

	See a) above
--	--------------


e) the protection of children from harm

	See a) above
--	--------------

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.</p> <p>I understand that if I do not comply with the above requirements my application
 will be rejected.</p> <p>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

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

Declaration

I agree to the above statement

	Yes
PaymentDescription	
AuthCode	
LicenceReference	
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	Thomas & Thomas Partners LLP
Date (DD/MM/YYYY)	27/02/2019
Capacity	Solicitors on behalf of applicant

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)	27/02/2019
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	Our ref: JS/THE.37.1 Thomas & Thomas Partners LLP 38a Monmouth Street London WC2H 9EP
Telephone No.	
If you prefer us to correspond with you by e-mail, your email address (optional)	@tandtp.com

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.

27/02/2019

Adventure Bar**Arches D & E Montague Close London SE1 9DA****Application for a new Premises Licence****Proposed Licensable Activities:**

	Sale of Alcohol (on & off sales) Live & Recorded Music Late Night Refreshment	Opening Hours
Sunday – Wednesday	10:00 – 00:00	10:00 – 00:30
Thursday – Saturday	10:00 – 01:00	10:00 – 01:30

Non standard timings:

- 01:00 on Sundays before bank holidays
- From the end of permitted hours on new years' eve to the start of permitted hours on new years' day

Proposed Conditions

1. No noise shall emanate from the premises, nor vibration be transmitted through the structure of the premises, which gives rise to a nuisance.
2. 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.
3. Rubbish (including bottles) shall not be moved, removed or placed in outside areas of the premises between 2300 hours and 0700 hours.
4. The pavement in the immediate vicinity of the premises shall keep free from waste / refuse emanating from the premises while the premises are open.
5. All waste for collection shall properly be presented and placed no earlier than 30 minutes before the scheduled waste collection times.
6. All windows and external doors shall be kept closed after 23:00 hours, except for the immediate access and egress of persons.
7. A direct telephone number for the manager at the premises shall be publicly available at all times the premises is open.

27/02/2019

8. An incident log shall be kept at the premises, and made available on request to an authorised officer of the council or the police. It must be completed within 24 hours of the incident and will record the following: (a) all crimes reported to the venue (b) all ejections of patrons (c) any complaints received concerning crime and disorder (d) any incidents of disorder (e) all seizures of drugs or offensive weapons (f) any faults in the CCTV system (g) any refusal of the sale of alcohol (h) any visit by a relevant authority or emergency service.
9. An adequate and appropriate supply of first aid equipment and materials shall be available on the premises at all times.
10. 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.
11. All CCTV footage 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 that is familiar with the operation of the CCTV and able to download the footage upon reasonable request.
12. 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.
13. 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.
14. 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.
15. 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

27/02/2019

is displayed for sale. The signage shall be kept free from obstructions at all times.

16. 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.
17. Any '*off sales*' of alcohol shall be provided in sealed containers and taken away from the premises or restricted to a designated external area only.
18. The accommodation limit for the premises as defined on the plans shall not exceed [TBC] patrons.
19. A written dispersal policy shall be kept at the premises with the licence and made available for inspection by authorised officers.
20. All staff shall be trained in the use of the dispersal policy.

DISPERSAL POLICY

Arches 2B – 2E
Montague Close
London SE1 9DA

APPLICANT: The Adventure Bar Co Limited

Thomas & Thomas Partners LLP
Reference: AT/JS
Solicitors for the Applicant

1. INTRODUCTION

- 1.1 This document, ("**the Policy**"), sets out a number of controls and safeguards intended to be utilised to ensure the premises at Arches 2B – 2E, Montague Close, London SE1 9DA ("**the Premises**") promotes all 4 licensing objectives. In addition to the Policy, a comprehensive set of licensing conditions has been submitted with the Applications for a new Premises Licence ("**the Applications**").

2. OBJECTIVE

- 2.1 The objective of the Policy is to ensure a quiet, controlled and swift dispersal of customers from the Premises, particularly at night.
- 2.2 The Policy promotes a professional and responsible management of customers as they leave to ensure they make their journey home without any adverse impact on local residents.
- 2.3 The Policy addresses nuisance caused to local residents from the following risks:
- 2.3.1 Noisy or anti-social behaviour by customers leaving the Premises.
 - 2.3.2 Large numbers of people leaving the Premises at the same time.
- 2.4 The Policy also helps to ensure patrons make their journey home safely and do not become victims of crime.

3. LOCATION

- 3.1 The Premises are located on Montague Close, adjacent to Borough Market and in close proximity to London Bridge Station. The Premises are arranged over 4 arches in total, with units at ground floor and basement levels.
- 3.2 The area is a popular tourist location, with attractions such as Borough Market, HMS Belfast, and London Bridge, and a leisure hotspot with restaurants, bars and pubs in the vicinity. There is a high pedestrian footfall throughout the daytime and evening, seven days a week.



Current Premises occupation (bike shop)



Red colour-fill denotes location of the collective Premises (units 2B – 2E)



Red pin denotes location of the Premises

4. OPERATING HOURS

- 4.1 The operating hours will be Sunday to Wednesday 10:00 to 00:30 and Thursday to Saturday 10:00 to 01:30.
- 4.2 This Policy must be followed throughout the operating hours of the Premises, although particular attention should be paid to customers leaving at night.

5. DEDICATED TELEPHONE NUMBER

- 5.1 A dedicated telephone number for the Designated Premises Supervisor or the duty manager will be maintained for use by any person who may wish to speak to an appropriate member of staff for an issues arising, including dispersal of customers from the premises.

6. GENERAL ENTRY/EGRESS

- 6.1 Access to the Premises will be from the entrance on [Montague Close]. From this exit patrons can disperse directly to nearby transport links.
- 6.2 Clearly legible notices shall be displayed at all customer exits in such a manner so that they can be easily seen and read by customers requesting that they leave the Premises in a quiet and orderly manner that is respectful to all neighbours.

7. DISPERSAL

- 7.1 The primary point of dispersal is the main exit onto Montague Close. From this exit customers can disperse directly to the nearby transport links via [the A3 / London Bridge Street / Tooley Street] and beyond.
- 7.2 Towards closing time customers must be politely reminded the premises is about to close.
- 7.3 Members of staff must comply with the conditions of the Premises Licence to ensure customers are managed professionally and leave quickly and quietly. They will also politely request any customers loitering outside the premises to continue their journey home. The management will not tolerate unruly or anti-social behaviour from customers whether in the premises or when leaving the premises.
- 7.4 Customer shall be made aware of local transport links (see below).

8. TRANSPORT

- 8.1 Given the nature of the area and the high pedestrian footfall, it is anticipated that a lot of the customers will be local workers and tourists in the area and will arrive by foot.
- 8.2 The premises is also well serviced by public transport links, as set out below. All staff shall be familiar with these transport links so they can advise customers where required.

RAIL/TUBE

- 8.2.1 The Premises is very well situated near the following easily accessible tube and rail stations on foot:
- a) London Bridge tube station: <0.1 miles // 2 minute walk // Jubilee & Northern lines
 - b) London Bridge Rail station: 0.3 miles // 6 minute walk
- 8.2.2 And slightly further afield:
- a) Borough station: 0.4 miles // 8 minute walk // National Rail, Bakerloo & Northern lines
 - b) Monument station: 0.4 miles // 8 minute walk // Circle & District Lines
- 8.2.3 Staff will be familiar with the stations and will be able to direct customers accordingly.

BUSES

8.2.4 The immediate area surrounding the Premises is extremely well serviced by public buses. TFL bus services, including night buses, are accessible by several bus stops in the vicinity of the Premises. Routes include 17, 21, 40, 43, 47, 48, 141, 149, 521 N21, N133, N199 N343, which go to a variety of destinations throughout the area.

8.2.5 Where necessary, customers are given directions to the bus stops and are reminded to consider the local residents and businesses when travelling to the bus stops and waiting for buses, particularly at night.

8.2.6 Staff will be familiar with the local bus services and can advise customers accordingly.

TAXI

8.2.7 Black cabs are available right through the day and night in the area.

8.2.8 Staff will assist customers calling a taxi if required.

8.2.9 Customers will be encouraged to quickly and quietly flag and enter cabs to minimise any noise disruption.

8.2.10 Drivers shall be instructed to turn off engines when waiting for customers

8.2.11 Other forms of app-based taxis will be available to customers. It is anticipated that customers will be wait inside until their taxi has arrived to ensure a quick and quiet exit.

9. SIGNAGE

9.1 Clearly legible notices will be displayed at all exits from the premises requesting patrons to respect the needs of local residents and to leave the premises and area quietly.

10. SMOKING

10.1 Persons leaving the Premises temporarily to smoke will be managed to ensure they do not obstruct the highway nor cause a nuisance in the vicinity.

11. GENERAL MANAGER'S ROLE

11.1 It is ultimately the responsibility of the General Manager to:

- a) ensure that any door supervisors, other managers and staff act effectively and responsibly to comply with this policy;
- b) use all reasonable endeavours to dissuade customers from causing any disturbance or nuisance within the vicinity of the premises.
- c) prioritise and assist wherever possible in ensuring a quiet and orderly as possible.

12. CONDITIONALITY

12.1 The Applications contain a schedule of appropriate conditionality for the promoting of the Licensing Objectives. Conditionality applicable to dispersal and noise are set out below:

- 12.1.1 No noise shall emanate from the Premises, nor vibration be transmitted through the structure of the premises, which gives rise to a nuisance.
- 12.1.2 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 neighbours.
- 12.1.3 A direct telephone number for the manager at the premises shall be available at all times the premises is open.
- 12.1.4 A written dispersal policy shall be kept at the premises with the licence and made available for inspection by authorised officers.
- 12.1.5 All staff shall be trained in the use of the dispersal policy.

26 February 2019

DESIGN INTENT

FOR INFORMATION

GROUND FLOOR LICENSABLE AREA :
234sqm

LOWER GROUND FLOOR LICENSABLE
AREA : 96sqm

LEGEND

RED LINE DENOTES THE AREA OF
LICENSABLE ACTIVITIES

KEY

FIRE ALARM SYSTEM SMOKE
DETECTOR

FIRE ALARM SYSTEM HEAT
DETECTOR

FIRE ALARM SYSTEM SMOKE
DETECTOR/ SOUNDER BASE

FIRE ALARM SYSTEM HEAT
DETECTOR/ SOUNDER BASE

FIRE ALARM SYSTEM MANUAL
BREAK GLASS UNIT

FIRE ALARM SYSTEM FLASHING
BEACON

FIRE ALARM SYSTEM
INPUT/OUTPUT RELAY UNIT

EMERGENCY LIGHTING

ILLUMINATED EMERGENCY
EXIT SIGN

STATUTORY FIRE PROCEDURE
NOTICE

FIRE BLANKET

FIRE EXTINGUISHER - WATER

FIRE EXTINGUISHER - CO2

FIRE EXTINGUISHER - FFF

- LANDLORD'S LINK
(EXACT SPECIFICATION TBC)

- MUSIC

- MECHANICAL SHUTDOWN

- DIMMER RACKS

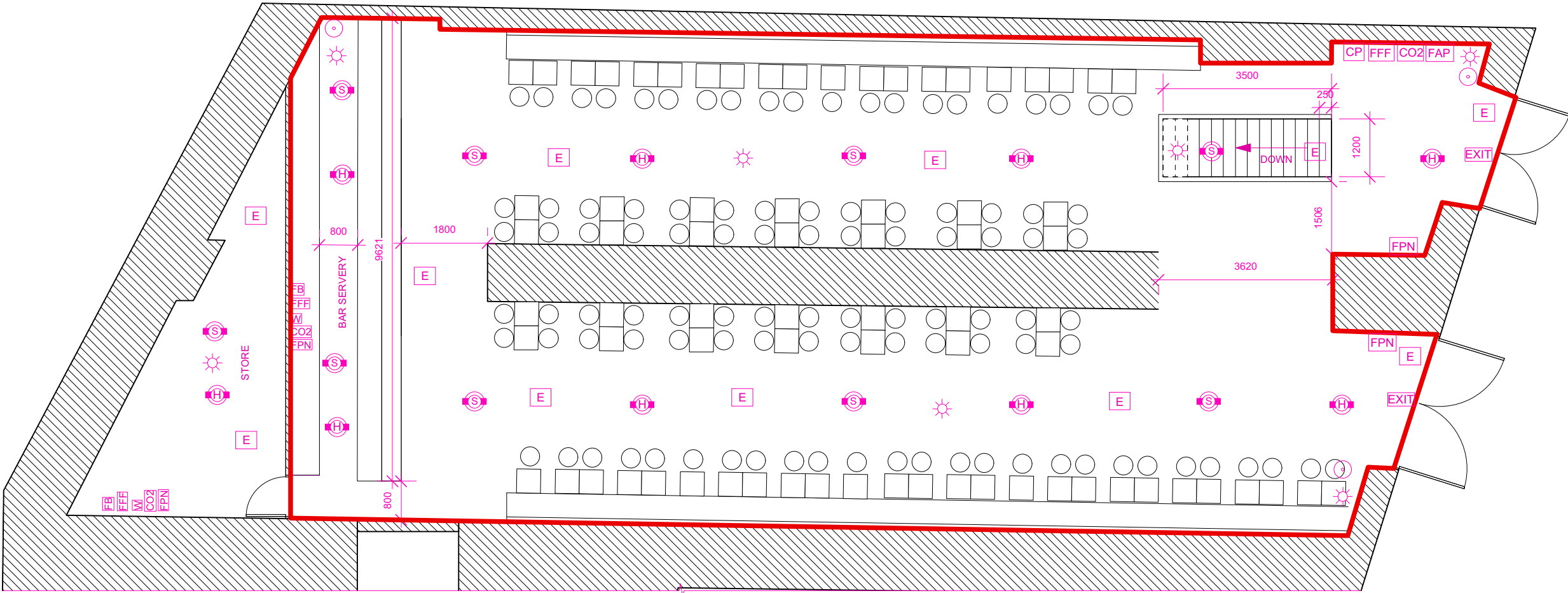
- RED CARE

- SPRINKLERS

- ANSUL UNIT

FIRE ALARM PANEL

CALL POINT

NOTE: 1. ALL ALARM
REQUIREMENTS TO BE
CONFIRMED BY CLIENT

GENERAL NOTES: 1. ALL FINISHES ARE TO CONFORM TO THE REQUIRED CURRENT BUILDING REGULATIONS IN THE APPLICABLE COUNTRY (IN RESTAURANTS ALL FINISHES ARE TO BE CLASS 1 OR EQUIVALENT. 2. CONTRACTOR MUST VERIFY ALL SITE DIMENSIONS, DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH ANY WORK. 3. ALL SPECIFIED ITEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. 4. CONTRACTOR TO PROVIDE A WORKING ENVIRONMENT WHICH CONFORMS TO THE CURRENT HEALTH AND SAFETY AT WORK CONDITIONS AND LOCAL AUTHORITY REGULATIONS. 5. ALL FINISHES ARE TO BE CARRIED OUT TO A HIGH STANDARD. 6. ANY DIMENSIONS ARE TO BE TAKEN FROM THE SETTING OUT PLAN ONLY AND ARE NOT TO BE SCALED FROM THE DRAWINGS.		7. IT IS THE CONTRACTORS RESPONSIBILITY TO UNDER TAKE AND ENSURE THAT ANY BUILDING WORK IS CARRIED OUT UNDER THE LOCAL AUTHORITY REQUIREMENTS. 8. THE CONTRACTOR IS TO CHECK AND APPRAISE ALL DESIGN SHOP FITTINGS AND CONSTRUCTION DETAILS AND OFFER ALTERNATIVES TO THE DESIGNER FOR APPROVAL. 9. IN THE EVENT THAT DRAWING INFORMATION IS NOT THE SAME, AND IF THE DESIGNER AND OR SUPERVISING OFFICER ARE UNAVAILABLE FOR COMMENT, THE PROPOSED PLAN IS TO BE READ AS CORRECT. 10. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE OTHER RELEVANT CONSULTANTS DRAWINGS. 11. COPYRIGHT OF FINCH INTERIORS. NOT TO BE REPRODUCED. 12. ALL REQUESTED DRAWINGS SHOWING FIXINGS AND CONSTRUCTION DETAILS ARE REQUIRED TO BE APPROVED BY DESIGNER PRIOR TO COMMENCEMENT OF WORK.		Revisions: Issue Codes: P = Preliminary; T = Tender; C = Construction. Rev: / Date: 08/02/19 Details: LICENSING PLAN				Client: ADVENTURE	
Project: MONTAGUE CLOSE ARCHES		Project ref No: 1910		Date: FEB 19		Dwg Title: PROPOSED PLAN - GROUND FLOOR		Dwg. No: LIC-01	
Dwg Type: PLAN		Rev: /		Scale: 1:100		Drawn By: FET		• A3	

DESIGN INTENT
FOR INFORMATION
GROUND FLOOR LICENSABLE AREA : 234sqm
LOWER GROUND FLOOR LICENSABLE AREA : 96sqm
LEGEND <div></div> RED LINE DENOTES THE AREA OF LICENSABLE ACTIVITIES

KEY

S

FIRE ALARM SYSTEM SMOKE
DETECTOR

H

FIRE ALARM SYSTEM HEAT
DETECTOR

S

FIRE ALARM SYSTEM SMOKE
DETECTOR/ SOUNDER BASE

H

FIRE ALARM SYSTEM HEAT
DETECTOR/ SOUNDER BASE

○

FIRE ALARM SYSTEM MANUAL
BREAK GLASS UNIT

☀

FIRE ALARM SYSTEM FLASHING
BEACON

IFU

FIRE ALARM SYSTEM
INPUT/OUTPUT RELAY UNIT

E

EMERGENCY LIGHTING

EXIT

ILLUMINATED EMERGENCY
EXIT SIGN

FPN

STATUTORY FIRE PROCEDURE
NOTICE

FB

FIRE BLANKET

W

FIRE EXTINGUISHER - WATER

CO2

FIRE EXTINGUISHER - CO2

FFF

FIRE EXTINGUISHER - FFF

IFU

- LANDLORD'S LINK
(EXACT SPECIFICATION TBC)
- MUSIC
- MECHANICAL SHUTDOWN
- DIMMER RACKS
- RED CARE
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- ANSUL UNIT

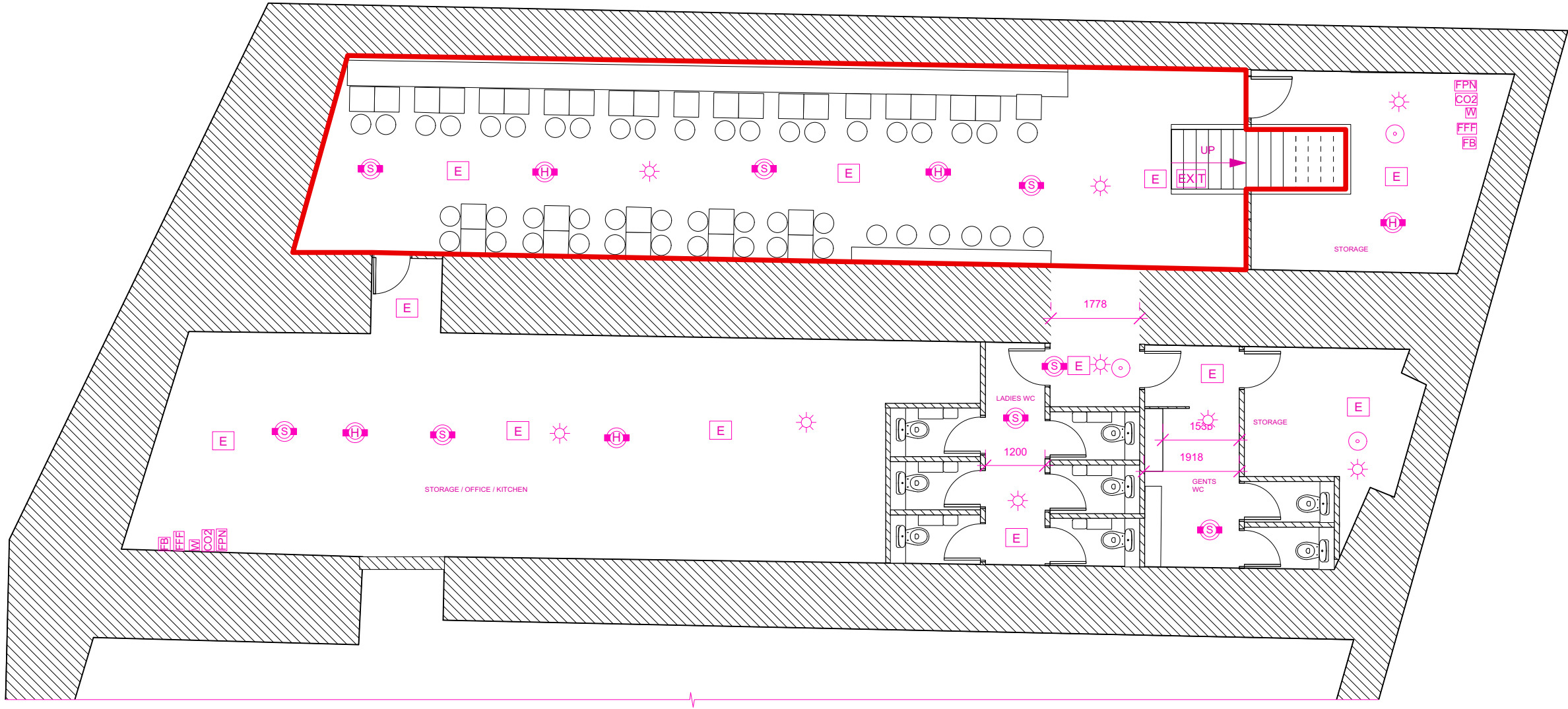
FAP

FIRE ALARM PANEL

CP

CALL POINT

NOTE: 1. ALL ALARM
REQUIREMENTS TO BE
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GENERAL NOTES:

1. ALL FINISHES ARE TO CONFORM TO THE REQUIRED CURRENT BUILDING REGULATIONS IN THE APPLICABLE COUNTRY (IN RESTAURANTS ALL FINISHES ARE TO BE CLASS 1 OR EQUIVALENT.

2. CONTRACTOR MUST VERIFY ALL SITE DIMENSIONS, DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH ANY WORK.

3. ALL SPECIFIED ITEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

4. CONTRACTOR TO PROVIDE A WORKING ENVIRONMENT WHICH CONFORMS TO THE CURRENT HEALTH AND SAFETY AT WORK CONDITIONS AND LOCAL AUTHORITY REGULATIONS.

5. ALL FINISHES ARE TO BE CARRIED OUT TO A HIGH STANDARD.

6. ANY DIMENSIONS ARE TO BE TAKEN FROM THE SETTING OUT PLAN ONLY AND ARE NOT TO BE SCALED FROM THE DRAWINGS.

7. IT IS THE CONTRACTORS RESPONSIBILITY TO UNDER TAKE AND ENSURE THAT ANY BUILDING WORK IS CARRIED OUT UNDER THE LOCAL AUTHORITY REQUIREMENTS.

8. THE CONTRACTOR IS TO CHECK AND APPRAISE ALL DESIGN SHOP FITTINGS AND CONSTRUCTION DETAILS AND OFFER ALTERNATIVES TO THE DESIGNER FOR APPROVAL.

9. IN THE EVENT THAT DRAWING INFORMATION IS NOT THE SAME, AND IF THE DESIGNER AND OR SUPERVISING OFFICER ARE UNAVAILABLE FOR COMMENT, THE PROPOSED PLAN IS TO BE READ AS CORRECT.

10.THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE OTHER RELEVANT CONSULTANTS DRAWINGS.

11. COPYRIGHT OF FINCH INTERIORS. NOT TO BE REPRODUCED.

12. ALL REQUESTED DRAWINGS SHOWING FIXINGS AND CONSTRUCTION DETAILS ARE REQUIRED TO BE APPROVED BY DESIGNER PRIOR TO COMMENCEMENT OF WORK.

Revisions:

Issue Codes: P = Preliminary; T = Tender; C = Construction.

Rev:	Date:	Details:
/	08/02/19	LICENSING PLAN

FINCH

Client:

ADVENTURE

Project:

MONTAGUE CLOSE ARCHES

Project ref No:

1910

Date:

FEB 19

Dwg Title:

PROPOSED PLAN - BASEMENT

Dwg. No:

LIC-00

Rev:

/

Scale:

1:100

Dwg Type:

PLAN

Drawn By:

FET

• A3

MEMO: Licensing Unit

To	Licensing Unit	Date	27 March 2019
Copies			
From	Jayne Tear	Telephone	020 7525 0396
Email	jayne.tear@southwark.gov.uk	Fax	

Subject Re: Adventure Bar, Railway Arches 2D & 2E, Montague Close, London, SE1 9DA
– Application to for a premises licence

I write with regards to the above application for the grant of a premises licence submitted by The Adventure Bar Co Limited under the Licensing Act 2003, which seeks the following licensable activities:

- Live music (indoors) on Sunday to Wednesday from 10:00 to 00:00 and on Thursday to Saturday from 10:00 to 01:00 the following day
- Recorded music (indoors) on Sunday to Wednesday from 10:00 to 00:00 and on Thursday to Saturday from 10:00 to 01:00 the following day
- Late night refreshment (indoors) (indoors) on Sunday to Wednesday from 23:00 to 00:00 and on Thursday to Saturday from 23:00 to 01:00 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 01:00 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 01:30 the following day

Non Standard Timings as follows -

- Live music; recorded music, late night refreshment and supply of alcohol:
01:00 on Sundays before Bank Holidays
- From the end of permitted hours on new years eve to the start of permitted hours on new years day
Opening times:
- 01:30 on Sundays before Bank Holidays
- From the end of permitted hours on new years eve to the start of permitted hours on new years day

The premises is described as a 'Bar'.

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.

This premise is situated within the Bankside, Borough, London Bridge Strategic Cultural & London Bridge District Town Centre Area and under the Southwark Statement of Licensing policy 2016 – 2020 the appropriate closing times in the area for public houses, wine bars or other drinking establishments **on Sunday to Thursday is 23:00 hours and for Friday and Saturday 00:00 hours.**

To promote the licensing objectives I ask the applicant to consider bringing the opening hours applied for in line with that which is deemed appropriate for a Bar in this area in the licensing policy and to amend the licensable activities as such, allowing half an hour drinking up time as follows:

- Opening hours to cease on Sunday to Thursday at 23:00 hours and for Friday and Saturday to cease at 00:00 hours.
- Live music; recorded music and late night refreshment to cease on Sunday to Thursday at 23:00 hours and for Friday and Saturday to cease at 00:00 hours
- Supply of alcohol (off the premises) to cease on Sunday to Thursday at 23:00 hours and for Friday and Saturday to cease at 00:00 hours
- Supply of alcohol (on the premises) to cease on Sunday to Thursday at 22:30 hours and for Friday and Saturday to cease at 23:30 hours

The premises also falls within the CIP area for Borough and Bankside. Under the Southwark Statement of Licensing Policy 2016 - 2020 the Local CIP applies to night clubs, public houses & bars, restaurants & cafes, off-licences, supermarkets, convenience stores and similar premises.

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

Therefore under 119 of the policy there is a rebuttable presumption that applications for new premises licences that are likely to add to the existing cumulative impact will normally be refused or subject to certain limitations. In such circumstances, it is for the applicant to demonstrate that the application will not, if granted, further contribute to the negative local cumulative impact on any one or more of the licensing objectives.

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

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

- An accomodation limit for the premises (to be added to the conditon 18 already in the operating schedule)

Condition 17 in the operating schedule states;

'Any off sales of alcohol will be provided in sealed containers and taken away from the premises or restricted to a designated external area'.

An external drinking area is not indicated on the plans and I seek clarification of this.
(whether this will be on the pavement etc)

If there is no designated external drinking area then I ask for the condition to change 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.

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: Public Health Licensing

Sent: Wednesday, March 27, 2019 3:14 PM

To: Regen, Licensing; Shapo, Leidon; Moore, Ray; Tear, Jayne; [REDACTED]@met.police.uk'

Subject: RE: The Adventure Bar, Railway Arches 2d And 2e Montague Close, SE1 9DA

To Whom it may concern:

RE: The Adventure Bar, Railway Arches 2d And 2e Montague Close, SE1 9DA

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

This representation is made in respect of the following licensing objectives:

The prevention of crime and disorder

Prevention of public nuisance

General Comments

The applicant requests a new premises licence for Recorded music outdoors, Sale of alcohol on/off the premises, Late night refreshments indoors and Live music indoors with opening hours of 10:00 - 00:30 Sunday to Wednesday and 10 – 01:30 Thursday to Saturday.

Requested times	Opening Hours	Alcohol sales On Premises	Alcohol Sales Off Premises	Live music - indoors	Late night refreshment - indoors	Recorded music – outdoors
Sunday - Wednesday	10:00 – 00:30	10:00 – 00:00	10:00 – 00:00	10:00 – 00:00	23:00 – 00:00	10:00 – 00:00
Thursday - Saturday	10:00 – 01:30	10:00 – 01:00	10:00 – 01:00	10:00 – 01:00	23:00 – 01:00	10:00 – 01:00

Concerns relating to this application

This premises is located in the Cathedrals ward and within the Borough and Bankside Cumulative Impact Policy (CIP) area.

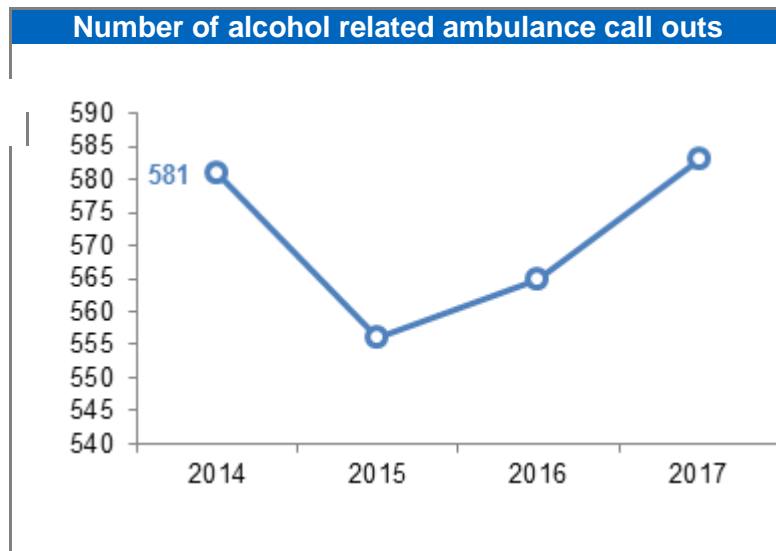
In my opinion, the applicant has not adequately rebutted the claims that the proposed premises will contribute to the alcohol related disorder in the area (i.e. through crime, anti-social behaviour and alcohol-related health impacts). The attached report shows that the Borough and bankside CIP area contributes to 13.5% of Southwark's rowdy behaviour and street drinking, 20.5% of alcohol-related ambulance call outs and 18.8% of Southwark's non-domestic violence (these are the highest percentages of the CIP areas in Southwark).

More specifically, Cathedrals has a statistically higher number of licensed premises to residents compared to the Southwark average and is responsible for 16% of all alcohol-

related ambulance call-outs in the borough (583 in 2017 alone). Figure 1 shows that this trend has been sharply increasing since 2015. Furthermore, the standardised hospital admission ratio for alcohol-related harm for Cathedral is statistically higher compared to England (by 26%).

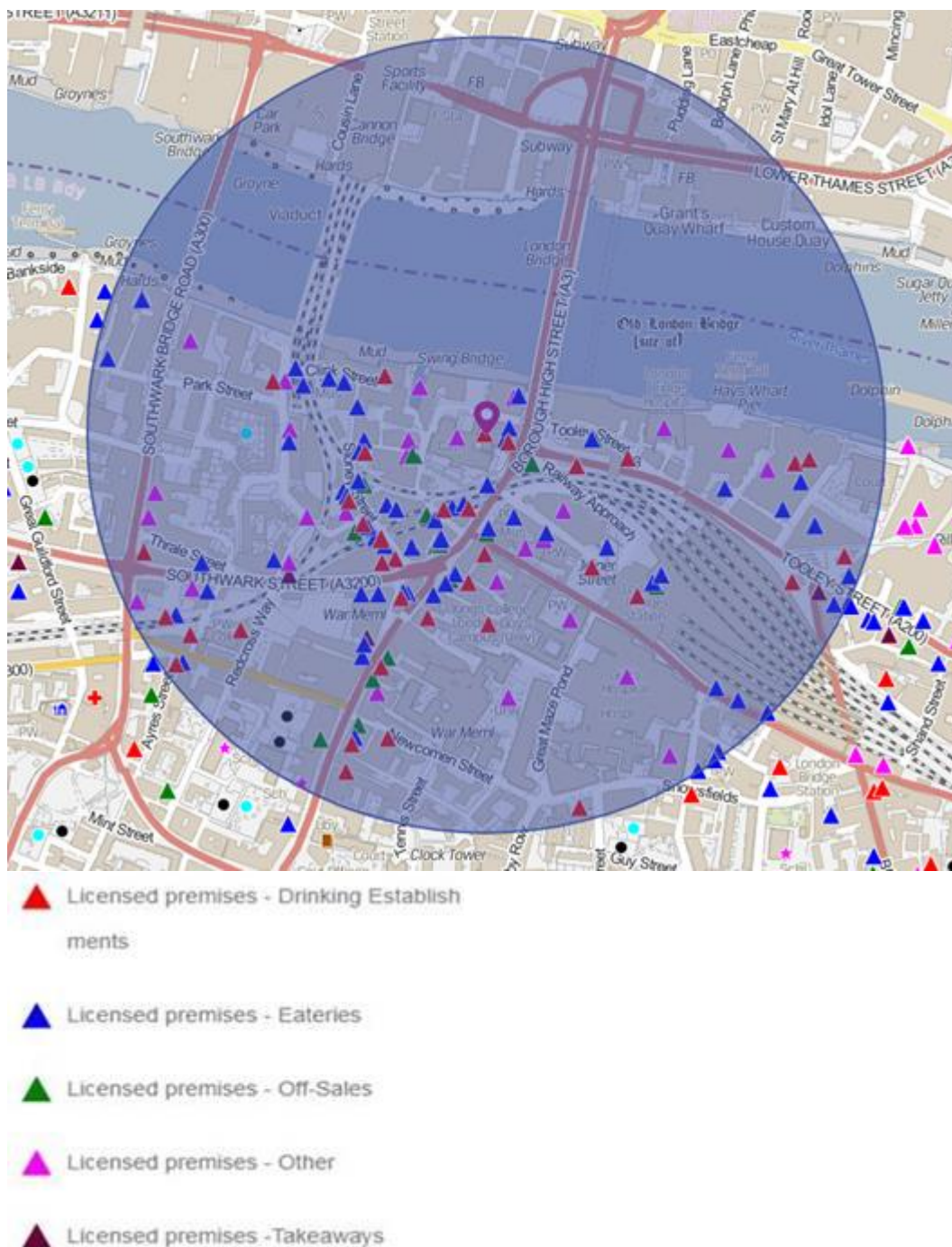
Hence, it is evident that alcohol-related crime and disorder and public nuisance are causes for concern within this ward.

Fig. 1 – Number of alcohol related ambulance call outs in Cathedrals from 2014 - 2017



In addition to this, this premises is in close vicinity of numerous other licenced establishments.

Figure 2 – map showing the proximity of the premises to other licensed establishments



The hours requested by the applicant are outside of the Southwark's Statement of Licensing Policy recommended hours for drinking establishments, and raise considerable concerns. In fact, it has been shown (report attached to email) that each additional 1-hour extension to the opening times of premises selling alcohol was associated with a 16% increase in violent crime (Rossow & Norstrom 2012) and a 34% increase in alcohol-related injuries (de Goeij, Veldhuizen, Buster & Kunst, 2015).

Recommendations

I recommend that the hours requested be amended to:

Recommended times for members of the public	Opening Hours	Alcohol sales On Premises	Alcohol Sales Off Premises	Live music - indoors	Late night refreshment - indoors	Recorded music – outdoors
Sun - Thurs	10:00 – 23:00	10:00 – 22:30	10:00 – 22:30	10:00 – 22:30	n/a	10:00 – 22:30
Fri - Sat	10:00 – 00:00	10:00 – 23:30	10:00 – 23:30	10:00 – 23:30	23:00 – 00:00	10:00 – 23:30

These proposed hours are in line with Southwark's Statement of Licensing Policy for Drinking Establishment.

Should the applicant wish to be considered as a Restaurant or Café in order to benefit from longer hours of operation (Sunday to Thursday 00:00; Friday to Saturday 01:00), I then recommend that the supply of alcohol is ancillary to a meal.

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

Yours sincerely,

Clizia Deidda

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

Clizia Deidda

Public Health Policy Officer (Mental Health, Substance Misuse & Healthcare) | Public Health Division

Place and Wellbeing Department | London Borough of Southwark

160 Tooley Street | London SE1P 5LX

T: 0207 525 7707 | M: 07710 179 570

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www.southwark.gov.uk



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

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From: Morris, Adele

Sent: Tuesday, March 26, 2019 10:33 PM

To: [REDACTED] Mills, Dorcas; Noakes, David; Chamberlain, Victor; Regen, Licensing

Subject: Re: Consultation New Premises Application Adventure Bar- Railway Arches 2D & 2E, Montague Close, SE1 9DA

Further to my previous email, I would like to expand on my representation.

This premises falls within the Borough and Bankside Cumulative Impact Zone, where there is a presumption against granting new licences for drinking establishments on the grounds that it could further exacerbate the alcohol related violence, theft and hospital admissions that led to the introduction of the policy. See here for further information, which was updated in

2017 <http://modern.gov.southwark.gov.uk/documents/s71764/Appendix%20A%20Cumulative%20impact%20policy%20CIP%20review%202017.pdf>

This premises has not given any justification for why they should be granted a licence in this Cumulative Impact Zone.

In addition, the hours applied for exceed those which are recommended in our licensing policy for a bar and again there is no justification for this.

Best wishes

Cllr Adele Morris

Borough and Bankside Ward Liberal Democrat Councillor

Opposition Spokesperson for Regeneration

Vice Chair of Licensing Committee

Deputy Chair, LGA Environment, Economy Housing and
Transport Board

LGA Planning Advisory Service Board Member

[Tel:0207](tel:02075254377) 525 4377

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SOUTHWARK CATHEDRAL

Direct Line

020 7367 [REDACTED]

Email

[REDACTED]@southwark.anglican.org

London Bridge

London

SE1 9DA

T [REDACTED]

F [REDACTED]

E cathedral@southwark.anglican.org

W www.southwarkcathedral.org.uk

App 867079 Adventure Bar

App 867078 Lockes Bar

Railway Arches 2d And 2e Montague Close SE1 9DA

I write on behalf of the Chapter of Southwark Cathedral and the community in this neighbourhood to place an objection to the license applications for the above two properties. Our objections apply to both.

Firstly, on the grounds of proximity to the Cathedral Church, a Grade 1 listed place of worship, the many places of refreshment and entertainment around the Cathedral precincts are increasing the noise levels inside the church. This already disturbs worship and will only be made worse by more bars and clubs. It is wrong to imagine that our main day is Sunday or that we operate only during the day. Services happen at many times each day and services and events can extend beyond 10pm.

Secondly, the presence of Boro Bistro immediately next door means this area, which is small, is already congested. Getting people in and out will be difficult as most of the land in front of the premises is licenced by the Cathedral to Boro Bistro leaving only a narrow strip of land available as the point of entry and exit. This presented no problem when the premises were occupied by a bicycle shop with limited footfall. However, a large underground bar space will, when full of customers, present a risk in the case of fire or other emergency as evacuation will be hampered by the fact that much of the land outside is covered in outdoor furniture from Boro Bistro and the clear strip of land in front of the premises will be too narrow to allow speedy evacuation. This danger is very much in our minds following the events during the terrorist attack of 3rd June 2017 when the ability to escape the immediate area quickly saved many lives.

Thirdly, the area simply cannot bear any more regular deliveries. This area is almost impossible to service already and plans for the access route from the main part of Montague Close to this area will mean that delivery vehicles will no longer be able to park. Consequently the main part of Montague Close will become blocked causing consequent disruption in the Market and back to Tooley Street.

We support all the comments made by others in the area.

Yours sincerely

[REDACTED]

Andrew Nunn

Dean

Dean

The Very Revd Andrew Nunn

Canons Residentiary

Canon Michael Rawson

Canon Jay Colwill

Canon Dr Mandy Ford

Canon Gilly Myers

Canon Leanne Roberts

Succentor

The Revd Rachel Young

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

By Post and Email:
licensing@southwark.gov.uk

27 March 2019

Our Ref: TC/CLA.0163.0001

URGENT

Dear Sirs

Representations of Objection to Licence Application 867079 ("the Application") in relation to Premises at Railway Arches, 2D and 2E Montague Close, SE1 9DA ("the Premises") Application of the Adventure Bar Co Ltd ("the Applicant")

We act on behalf of Spring Picnic Limited trading as Boro Bistro who operates a restaurant at 6-10 Borough High Street, London SE1 9QQ, which would directly adjoin the above Premises.

Please note that this is our client's official objection to the application for a premises licence under licence number 867079 made by the Applicant.

Please note we raise the following objections of relevance as set out in the Licensing Act 2003 ("the Act") and particularly with regard to the licensing objectives as set out in this s(4)(2) of the Act to which the Licensing Authority must have regard when granting a licence.

The Prevention of Crime and Disorder

Granting a licence to the Applicant would be in contravention to the licensing objective as set out in s(4)(2)(a) of the Act as the sale of alcohol on the Premises would very likely lead to an increase in antisocial behaviour in the area as well as drunken disorderly behaviour.

According to statistics published online, there were 1,896 crimes reported in this postcode in January 2019. Of those, 331 were classed as antisocial behaviour while 244 were classed as violent and/or sexual offences. Clearly, therefore, a venue open late at night would only seek to increase what are already high levels of crime in the area and we would urge the Licensing Authority to consider this in view of its objective to prevent crime and disorder.

Furthermore, we would draw the Licensing Authority's attention to the Late Night Levy proposals which Southwark Council is currently considering whereby local businesses would have to pay a levy if they operate an establishment that sells alcohol after midnight. Clearly therefore the issues of crime and disorder in the borough are being reviewed by Southwark Council and the opening of a bar which would add to this issue within the SE1 area would have a detrimental effect on the borough as a whole and would tie up valuable resources that are of course stretched thinly.

Public Safety

In granting the Application, the Licencing Authority would be in contravention of s4(2)(b) of the Act in undermining public safety in the area.

The serious and fatal terrorist attack on Borough Market on 3 June 2017 (including a member of staff of our client) will of course be firmly in the memory of the Licencing Authority's mind. The proposed licence being granted will hinder an evacuation in the event of another terrorist attack of this nature or other disaster and will make overall management and security of the area more difficult. The area is already very narrow and crowded with large amounts of stalls, restaurants and people and further foot fall through this area would lead to significant difficulties for people trying to leave the area quickly and safely in the event that another incident such as the 3 June 2017 one were to occur.

There will also be an ensuing increase in ambulance and police attendances to the area due to the nature of the Applicant's business. The area is not suitable for access by the appropriate emergency services, and our client is concerned that in the event of emergency, there will be issues in this regard.

Our client already employs a security company to deal with the flow of customers generally through this area but they will not be able to cope with the dramatic increase that a grant of a licence to the Applicant would bring further undermining public safety in the area.

There are of course significant numbers of people who travel through the Borough Market area daily to visit it along with the restaurants and other venues that the Market serves to offer. Our clients are seriously concerned that the specific area in which the Premises is located cannot manage with any further footfall and we would strongly recommend that the Licencing Authority have regards to the narrow passageways and streets that serve the premises.

The Prevention of Public Nuisance

The grant of a licence to the applicant would be in contravention to s4(2)(c) of the Act in that it would increase public nuisance.

Our client's premises benefit from the use of a terrace where their patrons can enjoy food and drink in calm surroundings. The Applicant operates bars which encourage incredibly noisy patrons and that play loud music. We note that the Applicant has applied for live music indoors to be allowed and recorded music outdoors to be played between the hours of 10:00 am to midnight during the week and 10:00 am to 01:00 am at weekends. This would seriously impact our client's ability to run the outside restaurant area which has become a hallmark of their business and would therefore cause a serious nuisance in this regard. This would also serve to increase noise pollution in the area generally and infringe on our client's patrons enjoying the outside terrace area which we provide.

Furthermore, our client is gravely concerned about the applicant's ability to dispose of their waste effectively, as there is no public disposal waste bins nearby and they already have considerable issues from people leaving rubbish and other waste within our demise. This must therefore be taken in to account by the Licensing Authority in order to protect the character of the Borough Market environment.

There is also of course a concern from our client that patrons coming and going to the bar and especially when leaving will be incredibly noisy, therefore disturbing their business operations and the public at large.

The Protection of Children from Harm

In contravention of s4(2)(d) of the Act, the grant of a licence to the Applicant would be in contravention with the Licensing Authority's objective of protecting children from harm.

The Borough Market area is of course an attractive destination for all types of visitors, many of whom visit the restaurants, attractions and markets both housed within Borough Market and in the nearby areas. The increase in the area of those under the influence of alcohol will put children at risk of accident and injury and will diminish families' desires to visit the area. This would have a great detrimental effect on the character of the area.

Conclusion

For the reasons we have set out above we would urge the Licensing Authority not to grant a licence of the premises to the Applicant, the Application not being in keeping generally with the historic and peaceful surroundings of Borough Market. This is an area with great cultural heritage and significant for those visiting as well as the businesses who operate within the Market, and our client fears that the installation of a bar of this nature will have a significantly detrimental effect on the draw of the Market to consumers generally. We note the 7 objections that have been received already in relation to the Application and hope that the Licensing Authority takes the weight of objection to this venue into account when making their decision.

We would therefore urge the Licensing Authority to reject the Application on the grounds that we have set out above.

Should the Licensing Authority have any queries then please contact Tim Clark at this office.

Yours faithfully



Edwin Coe LLP

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Email to licensing@southwark.gov.uk 25 March 2019

App 867079 **Adventure Bar**

Railway Arches 2d And 2e Montague Close SE1 9DA

867078 Lockes Bar

Dear Sirs,

I wish to object to this application on the following grounds

1. The application contravenes the provisions of the **Cumulative Impact Zone**. There is a presumption **against** setting up yet another licensed premises unless it can be demonstrated that such new premises will not present an added burden of criminal antisocial behaviour that draws on the resources of the police and hospitals (as well as sacrificing the amenity of residents to the profit of the licensee).
2. The application is for a bar for 200 clients and not a restaurant. Southwark's policies privilege **establishments that serve substantial food** and not just drink. Given the saturation of bars in this area, there is no good reason to allow another huge establishment purely for drinking. In this case, another bar of a similar size of clientele is proposed for next door, so a total of 450 extra drinkers are to be hosted in this confined space.
3. The proposed **hours** of operation are **well outside those established in current Southwark Licencing Policy**. No consultation was offered to residents about the change of use to A3 or we would have strongly requested more reasonable hours than the Planning has consented. (But in any case we are aware that Planning and Licencing are not joined up.)

We will add that we invited the applicant to meet and discuss this application with us, and that he was kind enough to do so. Southwark Licensing's website does not make available the extra conditions that the applicant has offered, so we could not be aware of them until today, and the deadline for representations has arrived. So we are placing our representation in any case, for the purposes of negotiation. Some of those conditions cover items we are requesting. Some are less robust that we would like. The applicant indicated to us a willingness to look at the conditions we have requested because of the sensitive nature of the site.

The application contravenes the key licencing objectives as follows:

- **the protection of children from harm.**

There are a number of children under the age of ten living near the proposed premises, with their bedrooms on the street. Their sleep may be disrupted by departing drinkers and by the applicants' servicing, which must take place in Montague Close. Servicing involves not only lorries and vans but also metal trolleys that make an excruciating noise as they are dragged across cobbles. As the application stands, there are no restrictions on deliveries or refuse collection. Moreover, there is no proposed limit on the decibel level of music in the current application.

The World Health Organisation is now reporting on the damage caused to hearing by 'leisure noise'. Children are particularly vulnerable. The World Health Organisation's current studies on noise show that disturbed nights have a serious effect on children. Their concentration the next day is compromised. They can develop headaches and permanent hearing problems.

We wish to draw the committee's attention to the problem of people fuelled by drink who leave the place where they have spent their money and wander down to the river, where they stand under the windows of apartments with children and indulge in explicit talk. In licensing terms, the protection of children from harm includes the protection of children from moral, psychological and physical harm. This includes not only protecting children from the harms associated directly with alcohol consumption but also wider harms such as exposure to strong language and sexual expletives.

• **the prevention of crime and disorder;**

The proposed premises are steps Montague Close's river viewing point, a square that is a known trouble spot for drunken behaviour, drug dealing, rough sleeping and violence. Unfortunately, it is also overlooked by apartments belonging to long-term residents – including children – who struggle to sleep as it is. Two new bars with customers and servicing having access through Montague Close can do nothing but exacerbate this issue.

Meanwhile the very thin strip of land outside the bar itself is barely adequate for comings and goings of the large clientele this huge premises will attract. There is a risk of provocation and irritation to people kettled together in such a small space, while drinking, or after drinking.

• **public safety**

Having toured the premises in person, we feel that the site offers inadequate safety to the customers. The fire exits are inadequate for such huge premises, and in the case of emergencies, hundreds of customers would be forced out into a narrow strip (1.5m) in front of the doors. Another huge bar is proposed next door, sharing this utterly **inadequate public evacuation space**. An emergency could result in crushing and blocking of escape routes.

The **ventilation** of the huge premises is currently adequate for the small number of employees on site – an average of five people in the space. How will ventilation be effected in a way that is safe for hundreds of customers? Without detracting from the historic space? What kind of emissions and noise will be created by the necessary airconditioning? Where will the plant be sited?

Downstairs in particular, the ceilings are very low, and people can stand upright only in the central portion. This means that emergency evacuation would be even more difficult in a restricted area. In a panic situation, there could be head injuries.

Montague Close is an exceptionally narrow two-way street. Already, the proliferation of delivery and disposal vehicles **can block the path of emergency vehicles**. Adding to this logjam only increases the danger that.

Bars need a lot of deliveries and also noisy disposal because the chief waste is bottles, the noisiest item to dispose of. A huge bar like this one needs a huge amount of servicing.

Montague Close is **already jammed** with deliveries to the following places, some of which require extensive servicing:

Glaziers Hall

The new café and gym due to open soon next door the Glaziers Hall

Southwark Cathedral

Montague Chambers

Pizza Express

London Grind

Barrowboy and Banker

Brood

Whiskey Ginger bar

Mudlark pub

Mughouse pub

Pizza Express

Boro Bistro

Borough Market

The photograph below shows how this street can look, with traffic backed up in both directions. Frustrated drivers will sit with their hands on their horns for up to ten minutes.



As can be seen, this is a large number of large premises already blocking the single narrow access route for emergency vehicles. There are already too many premises. The onus needs to be on the applicant to show how and why they would not be adding to this serious safety problem.

- **the prevention of public nuisance;**

According to the **Revised Guidance issued under section 182 of the Licensing Act 2003**, it is the responsibility of the licencing officers to take into account the effect of the licensable activities at the specific premises on persons living and working (including those carrying on business) in the area around the premises, which may be disproportionate and unreasonable.

We believe that this large bar (serving up to 250 people at any one time) will have a disproportionate effect on those living and working nearby.

The proposed licence in its current form takes no account of the density of the residential population already at breaking point because of so many bars requiring extensive servicing, deliveries and disposals, and so many customers being let out late at night on to the streets where we live, so much loud music being projected out into the street to attract more customers. Out in the streets where we live, under our windows, these customers become the problem of the residents: having taken their money, the premises take no more responsibility for their behaviour, even though it is the alcohol sold to them that provokes most of the public nuisance we experience.

The amenity of residents in this area is already compromised by a saturation of licenced premises. Sleep is difficult. People coming out of bars have their voices elevated by drink. The canyon-like nature of these streets efficiently transmits noise up to our bedrooms – including the bedrooms of young children and babies in this area. Meanwhile, the arch of the bridge is also an excellent sound chamber where drunks or even merry people like to test their voices, by yodelling, for example. We already suffer from the situation at the Whisky Ginger, adjacent to these proposed premises. Whisky Ginger projects music out into the street at levels that are painfully audible to the 59 residents in Winchester Walk.

An added problem will be caused by the moving rainbow colours of the Illuminated River project on London Bridge, from May 2019. Unfortunately the very best space for viewing these illuminations will be under the windows of residents. We can expect people watching the kinetic display to express their feelings about it, as people do when they see fireworks. When they have also been drinking, we can expect them to express their feelings loudly.

According to the **Revised Guidance issued under section 182 of the Licensing Act 2003**, licensing officers should use conditions at their disposal to protect the children and adults of this community from noise nuisance, anti-social behaviour and inconsiderate behaviour by building in conditions that are appropriate to this sensitive site.

If the Southwark Licencing is minded to grant this application in spite of the above issues, we strongly request the following conditions:

1. There needs to be condition on permitted hours of deliveries and refuse collections. Given the number of residents including children in Montague Close, the condition should specify **no deliveries or disposals between 8pm and 7am**. To be workable in real life, this condition must also specify that the **applicant will not give keys to suppliers**. (Experience has taught us that if they have keys, suppliers are not governed by the planning or licensing conditions and will do whatever they like, delivering and collecting all through the night).
2. Every crate of empty bottles dropped into the bins will be audible to residents, including children so we ask for a condition that any disposals of bottles **from the premises to the bins** are forbidden between **8pm and 7am**. The bins need to be locked from that time onwards to prevent wildcat collections by suppliers outside of these hours.

3. We ask for the trading hours to be **no later than 11pm**. Experience shows that bar customers, after departing, tend to stand around in the street discussing their ongoing plans in voices elevated by drink. If the hours are granted as per the application, it could be 2am before there is any peace for the children and adults in this area
4. **We ask for any drinking outside to be forbidden**. The narrow strip outside the bar (and the neighbouring bar) is already inadequate for evacuation space in the case of an emergency. The space cannot be blocked by drinkers. We also request this on the grounds of public nuisance noise for the many residential neighbours.
5. We ask for a specific condition that the applicant will put **no chairs or tables outside or in any other way the colonise public realm**, and that the applicant **will quickly move away any customers** who try to take their drinks outside, or stand outside smoking, talking on phones or otherwise blocking the space. We ask that **prominent signage** is placed by the doors to advise customers that they are not permitted to smoke, use their phones or take their drinks outside.
6. We ask for a condition that the applicant provides **dedicated security staff** to stop clients using the space outside as per condition 5.
7. We ask for a condition that the applicant will undertake not to apply in future for permission to colonise the narrow strip outside for the consumption of alcohol or for customers to use it as an extension of the bar.
8. We ask for a condition of the provision of **doors with air-lock slow releases** (to avoid slamming). This might be achieved by a simple measure such as ensuring that doors and windows are kept closed after a particular time, or more sophisticated measures like the installation of acoustic curtains or rubber speaker mounts to mitigate sound escape from the premises may be appropriate.
9. We ask for a condition that **all doors and windows will be kept closed after 9pm**, to minimise noise pollution from music and voices.
10. We ask for a condition that **no music systems** will face outwards into the public realm or be fixed outside the premises.
11. We ask for a condition to limit the decibel level of music to 72 or less, as per the next condition.
12. We ask for a condition that music must be set to a level where it is never audible to residents' premises or in Southwark Cathedral even when doors and windows are open. This setting cannot be left at the discretion of the DJ but must be fixed on all in-house equipment and monitored when DJS bring their own equipment.
13. We request a condition for the installation of CCTV cameras on the premises to monitor the behaviour of customers leaving and heading towards the residential areas of Winchester Wharf and Montague Close, Winchester Square, Stoney Street and Clink Street.

14. We request a condition that obliges the licensee to supply the following to residents who may be affected by noise: real telephone numbers connected to real people in the case of issues that threaten resident amenity, i.e. afterparties by staff or wildcat deliveries.
15. We request a condition that requires the licence holder or club **to place signs** at the exits from the building encouraging patrons to be quiet until they leave the area, or that, if they wish to smoke, to do so at designated places inside the premises instead of outside, and to respect the rights of people, and particularly children, living nearby to a peaceful night.
16. We request a condition that staff shall be available at the door to guide exiting clients to London Bridge and not Montagu Close. At present, the applicant's dispersal plan states that 'the primary point of dispersal is the main exit on to Montague Close'. This needs to be changed to Borough High Street via the steps up to London Bridge. The applicant indicated a willingness to do this at our meeting.
17. We request that sales of drinks for consumption away from the premises are renounced, because people with these drinks are likely to end up in Montague Close watching the Illuminated River lights and causing a nuisance to residents.
18. We request a condition that the applicant will not allow staff to order taxis or Ubers to stand idling in Montague Close after closing hours.
19. We ask for a condition that if the applicant is to service a private party outside its normal hours, it will leaflet all the residents of Clink and Stoney Street, Montague Close, Winchester Walk, Winchester Square at least one week in advance. Patrons of such events will be escorted away from the residential area by staff and kept quiet. Taxis or minivans booked to take patrons away must wait in a non-residential street – so not in Winchester Walk, Winchester Square, Stoney Street, Clink Street or Montague Close.



 London
 SE1 

██████████
 ██████████
 London
 SE1 9DF

25 March 2019

Southwark Licensing

Re:

App 867079 "Adventure Bar"
 Railway Arches 2d & 2e Montague Close
 London
 SE1 9DA

Ref: 867078 Lockes Bar

Dear Sirs,

I wish to object to this application on the following grounds

4. The application contravenes the provisions of the **Cumulative Impact Zone**. There is a presumption **against** setting up yet another licensed premises unless it can be demonstrated that such new premises will not present an added burden of criminal antisocial behaviour that draws on the resources of the police and hospitals (as well as sacrificing the amenity of residents to the profit of the licensee).
5. The application is for a bar for 200 clients and not a restaurant. Southwark's policies privilege **establishments that serve substantial food** and not just drink. Given the saturation of bars in this area, there is no good reason to allow another huge establishment purely for drinking. In this case, another bar of a similar size of clientele is proposed for next door, so a total of 450 extra drinkers are to be hosted in this confined space.
6. The proposed **hours** of operation are **well outside those established in current Southwark Licencing Policy**. No consultation was offered to residents about the change of use to A3 or we would have strongly requested more reasonable hours than the Planning has consented. (But in any case we are aware that Planning and Licencing are not joined up.)

We will add that we invited the applicant to meet and discuss this application with us, and that he was kind enough to do so. Southwark Licensing's website does not make available the extra conditions that the applicant has offered, so we could not be aware of them until today, and the deadline for representations has arrived. So we are placing our representation in any case, for the purposes of negotiation. Some of those conditions cover items we are requesting. Some are less robust that we would like. The applicant indicated to us a willingness to look at the conditions we have requested because of the sensitive nature of the site.

The application contravenes the key licencing objectives as follows:

- **the protection of children from harm.**

There are a number of children under the age of ten living near the proposed premises, with their bedrooms on the street. Their sleep may be disrupted by departing drinkers and by the applicants' servicing, which must take place in Montague Close. Servicing involves not only lorries and vans but also metal trolleys that make an excruciating noise as they are dragged across cobbles. As the application stands, there are no restrictions on deliveries or refuse collection. Moreover, there is no proposed limit on the decibel level of music in the current application.

The World Health Organisation is now reporting on the damage caused to hearing by 'leisure noise'. Children are particularly vulnerable. The World Health Organisation's current studies on noise show that disturbed nights have a serious effect on children. Their concentration the next day is compromised. They can develop headaches and permanent hearing problems.

We wish to draw the committee's attention to the problem of people fuelled by drink who leave the place where they have spent their money and wander down to the river, where they stand under the windows of apartments with children and indulge in explicit talk. In licensing terms, the protection of children from harm includes the protection of children from moral, psychological and physical harm. This includes not only protecting children from the harms associated directly with alcohol consumption but also wider harms such as exposure to strong language and sexual expletives.

- **the prevention of crime and disorder;**

The proposed premises are steps Montague Close's river viewing point, a square that is a known trouble spot for drunken behaviour, drug dealing, rough sleeping and violence. Unfortunately, it is also overlooked by apartments belonging to long-term residents – including children – who struggle to sleep as it is. Two new bars with customers and servicing having access through Montague Close can do nothing but exacerbate this issue.

Meanwhile the very thin strip of land outside the bar itself is barely adequate for comings and goings of the large clientele this huge premises will attract. There is a risk of provocation and irritation to people kettled together in such a small space, while drinking, or after drinking.

- **public safety**

Having toured the premises in person, we feel that the site offers inadequate safety to the customers. The fire exits are inadequate for such huge premises, and in the case of emergencies, hundreds of customers would be forced out into a narrow strip (1.5m) in front of the doors. Another huge bar is proposed next door, sharing this utterly **inadequate public evacuation space**. An emergency could result in crushing and blocking of escape routes.

The **ventilation** of the huge premises is currently adequate for the small number of employees on site – an average of five people in the space. How will ventilation be effected in a way that is safe for hundreds of customers? Without detracting from the historic space? What kind of emissions and noise will be created by the necessary airconditioning? Where will the plant be sited?

Downstairs in particular, the ceilings are very low, and people can stand upright only in the central portion. This means that emergency evacuation would be even more difficult in a restricted area. In a panic situation, there could be head injuries.

Montague Close is an exceptionally narrow two-way street. Already, the proliferation of delivery and disposal vehicles **can block the path of emergency vehicles**. Adding to this logjam only increases the danger that.

Bars need a lot of deliveries and also noisy disposal because the chief waste is bottles, the noisiest item to dispose of. A huge bar like this one needs a huge amount of servicing. Montague Close is **already jammed** with deliveries to the following places, some of which require extensive servicing:

Glaziers Hall

The new café and gym due to open soon next door the Glaziers Hall

Southwark Cathedral

Montague Chambers

Pizza Express

London Grind

Barrowboy and Banker

Brood

Whiskey Ginger bar

Mudlark pub

Mughouse pub

Pizza Express

Boro Bistro

Borough Market

The photograph below shows how this street can look, with traffic backed up in both directions. Frustrated drivers will sit with their hands on their horns for up to ten minutes.



As can be seen, this is a large number of large premises already blocking the single narrow access route for emergency vehicles. There are already too many premises. The onus needs to be on the applicant to show how and why they would not be adding to this serious safety problem.

- **the prevention of public nuisance;**

According to the **Revised Guidance issued under section 182 of the Licensing Act 2003**, it is the responsibility of the licencing officers to take into account the effect of the licensable activities at the specific premises on persons living and working (including those carrying on business) in the area around the premises, which may be disproportionate and unreasonable. We believe that this large bar (serving up to 250 people at any one time) will have a disproportionate effect on those living and working nearby.

The proposed licence in its current form takes no account of the density of the residential population already at breaking point because of so many bars requiring extensive servicing, deliveries and disposals, and so many customers being let out late at night on to the streets where we live, so much loud music being projected out into the street to attract more customers. Out in the streets where we live, under our windows, these customers become the problem of the residents: having taken their money, the premises take no more responsibility for their behaviour, even though is the alcohol sold to them that provokes most of the public nuisance we experience.

The amenity of residents in this area is already compromised by a saturation of licenced premises. Sleep is difficult. People coming out of bars have their voices elevated by drink. The canyon-like nature of these streets efficiently transmits noise up to our bedrooms – including the bedrooms of young children and babies in this area. Meanwhile, the arch of the bridge is also an excellent sound chamber where drunks or even merry people like to test their voices, by yodelling, for example. We already suffer from the situation at at the Whisky Ginger, adjacent to these proposed premises. Whisky Ginger projects music out into the street at levels that are painfully audible to the 59 residents in Winchester Walk.

An added problem will be caused by the moving rainbow colours of the Illuminated River project on London Bridge, from May 2019. Unfortunately the very best space

for viewing these illuminations will be under the windows of residents. We can expect people watching the kinetic display to express their feelings about it, as people do when they see fireworks. When they have also been drinking, we can expect them to express their feelings loudly.

According to the **Revised Guidance issued under section 182 of the Licensing Act 2003**, licensing officers should use conditions at their disposal to protect the children and adults of this community from noise nuisance, anti-social behaviour and inconsiderate behaviour by building in conditions that are appropriate to this sensitive site.

If the Southwark Licencing is minded to grant this application in spite of the above issues, we strongly request the following conditions:

20. There needs to be condition on permitted hours of deliveries and refuse collections. Given the number of residents including children in Montague Close, the condition should specify **no deliveries or disposals between 8pm and 7am**. To be workable in real life, this condition must also specify that the **applicant will not give keys to suppliers**. (Experience has taught us that if they have keys, suppliers are not governed by the planning or licensing conditions and will do whatever they like, delivering and collecting all through the night).
21. Every crate of empty bottles dropped into the bins will be audible to residents, including children so we ask for a condition that any disposals of bottles **from the premises to the bins** are forbidden between **8pm and 7am**. The bins need to be locked from that time onwards to prevent wildcat collections by suppliers outside of these hours.
22. We ask for the trading hours to be **no later than 11pm**. Experience shows that bar customers, after departing, tend to stand around in the street discussing their ongoing plans in voices elevated by drink. If the hours are granted as per the application, it could be 2am before there is any peace for the children and adults in this area
23. **We ask for any drinking outside to be forbidden**. The narrow strip outside the bar (and the neighbouring bar) is already inadequate for evacuation space in the case of an emergency. The space cannot be blocked by drinkers. We also request this on the grounds of public nuisance noise for the many residential neighbours.
24. We ask for a specific condition that the applicant will put **no chairs or tables outside or in any other way the colonise public realm**, and that the applicant **will quickly move away any customers** who try to take their drinks outside, or stand outside smoking, talking on phones or otherwise blocking the space. We ask that **prominent signage** is placed by the doors to advise customers that they are not permitted to smoke, use their phones or take their drinks outside.
25. We ask for a condition that the applicant provides **dedicated security staff** to stop clients using the space outside as per condition 5.

26. We ask for a condition that the applicant will undertake not to apply in future for permission to colonise the narrow strip outside for the consumption of alcohol or for customers to use it as an extension of the bar.
27. We ask for a condition of the provision of **doors with air-lock slow releases** (to avoid slamming). This might be achieved by a simple measure such as ensuring that doors and windows are kept closed after a particular time, or more sophisticated measures like the installation of acoustic curtains or rubber speaker mounts to mitigate sound escape from the premises may be appropriate.
28. We ask for a condition that **all doors and windows will be kept closed after 9pm**, to minimise noise pollution from music and voices.
29. We ask for a condition that **no music systems** will face outwards into the public realm or be fixed outside the premises.
30. We ask for a condition to limit the decibel level of music to 72 or less, as per the next condition.
31. We ask for a condition that music must be set to a level where it is never audible to residents' premises or in Southwark Cathedral even when doors and windows are open. This setting cannot be left at the discretion of the DJ but must be fixed on all in-house equipment and monitored when DJS bring their own equipment.
32. We request a condition for the installation of CCTV cameras on the premises to monitor the behaviour of customers leaving and heading towards the residential areas of Winchester Wharf and Montague Close, Winchester Square, Stoney Street and Clink Street.
33. We request a condition that obliges the licensee to supply the following to residents who may be affected by noise: real telephone numbers connected to real people in the case of issues that threaten resident amenity, i.e. afterparties by staff or wildcat deliveries.
34. We request a condition that requires the licence holder or club **to place signs** at the exits from the building encouraging patrons to be quiet until they leave the area, or that, if they wish to smoke, to do so at designated places inside the premises instead of outside, and to respect the rights of people, and particularly children, living nearby to a peaceful night.
35. We request a condition that staff shall be available at the door to guide exiting clients to London Bridge and not Montagu Close. At present, the applicant's dispersal plan states that 'the primary point of dispersal is the main exit on to Montague Close'. This needs to be changed to Borough High Street via the steps up to London Bridge. The applicant indicated a willingness to do this at our meeting.

36. We request that sales of drinks for consumption away from the premises are renounced, because people with these drinks are likely to end up in Montague Close watching the Illuminated River lights and causing a nuisance to residents.
37. We request a condition that the applicant will not allow staff to order taxis or Ubers to stand idling in Montague Close after closing hours.
38. We ask for a condition that if the applicant is to service a private party outside its normal hours, it will leaflet all the residents of Clink and Stoney Street, Montague Close, Winchester Walk, Winchester Square at least one week in advance. Patrons of such events will be escorted away from the residential area by staff and kept quiet. Taxis or minivans booked to take patrons away must wait in a non-residential street – so not in Winchester Walk, Winchester Square, Stoney Street, Clink Street or Montague Close.

██████████
████████████████████
London
SE1 ████████

Letter sent by email Monday 25 March 2019 to licensing@southwark.gov.uk

Email to licensing@southwark.gov.uk

Re: Application 867079 Adventure Bar
Railway Arches 2d And 2e Montague Close SE1 9DA

Dear Sirs,

I am objecting to this application because I understand that it contravenes the provisions of the Cumulative Impact Zone. It also proposes hours of operation that are outside those established in current Southwark Licencing Policy.

My main objection is on grounds of the potential for drunken noise and public nuisance (street urination, fights and other disturbance etc) from 250 customers departing late at night in a heavily residential zone that includes children (we think there are around 500 residents who may be affected locally) I understand this application is twinned with another for a bar of similar capacity (app 867078 Lockes Bar) with the same licensing hours, thus up to 450 customers may be leaving these premises at a similar time, wandering the streets, shouting and singing when residents are trying to sleep.

I would request that conditions are added to reduce the hours these premises are open for, and to ensure that no servicing of the premises takes place out of hours, in order to protect the sleep of children and adults in surrounding streets.

I would also request that consideration is given to how customers might be encouraged or dispersed away from the residential areas when they leave the premises, i.e. as directly as possible towards London Bridge for transport connections home, so that they are less tempted to loiter in the residential areas.

Yours sincerely

[REDACTED]

[REDACTED]

[REDACTED]

London SE1 [REDACTED]

7

Date : 25 March 2019

To : licensing@southwark.gov.uk

From : [REDACTED]
[REDACTED]
[REDACTED]
London SE1 9DL

Re : App 867079 **Adventure Bar**
Railway Arches 2d And 2e Montague Close SE1 9DA

I am writing to object to this application, on its own, and in connection with another license application 867078 (Lockes Bar).

Both of these applications call for long and late hours for much of the week. Yet another venue that would bring noise and large numbers of partying people to our residential area.

Approving this application would seem to ignore the issues associated with this area being in a Cumulative Impact Zone. We do not need more alcohol-infused revellers in our neighbourhood (day and night) with all the issues of safety and crime and nuisance that arise.

Not only is this a problem for those of us who (a) sleep around here, and (b) walk through the streets to get back home when we have been out, and (c) endure the already large crowds in the area during weekends and especially in summer; BUT it is also reckless to invite **yet more people into this close area**, with more alcohol and noise, when quarters are already extremely tight. Southwark would not be able to guarantee adequate provision of safety in event of an emergency.

Thank you for your extremely careful consideration of this application. This is a real issue for our neighbourhood.

8

Email to licensing@southwark.gov.uk

App 867079 **Adventure Bar**

Railway Arches 2d And 2e Montague Close SE1 9DA

Dear Sirs,

This application contravenes the provisions of the **Cumulative Impact Zone and proposes hours** of operation are **well outside** those established in current **Southwark Licencing Policy**.

The application has the potential to increase **public nuisance** with the inevitable noise from 250 customers departing late at night, their voices elevated by drink, in a zone that has a large population of residents including **children**. In fact, this application is twinned with another for a bar of similar capacity (app 867078 Lockes Bar) so we are talking about releasing at least 450 people 'into the wild' in the early hours here. The number of residents who stand to be affected by an increase in drinkers can be best estimated by the number of people who were cordoned in or out of their homes after the terrorist attack (on the very site of these bars) in 2017: there were 500 of us.

There is an issue of **public safety** in that the narrow access does not provide adequate space for massing outside in the case of an emergency evacuation. Outside that access strip, the area is already densely populated by bars that would be competing for the same space. I am also concerned that servicing, necessarily from Montagu Close, which is already logjammed, entails a risk of **blocking the path of emergency vehicles**.

Conditions need to be added to reduce the hours, limit the hours of servicing and to ensure that no servicing takes place out of hours at the expense of the sleep of children and adults in all surrounding streets.

Yours sincerely

[REDACTED]

[REDACTED]

[REDACTED] SE1 [REDACTED]

9

From: [REDACTED]
Sent: Tuesday, March 26, 2019 6:49 PM
To: Regen, Licensing
Cc: [REDACTED]
Subject: Objection to App 867079 Adventure Bar

Objection to App 867079 Adventure Bar
Regarding:
App 867079 Adventure Bar
Railway Arches 2d And 2e Montague Close SE1 9DA
867078 Lockes Bar

To Whom it May Concern,

We object to the current application **867079** Adventure Bar due to the following 3 reasons:

- I. The Provisions of the Cumulative Impact Zone are not met. An additional licensed premise might present an added driver for criminal behavior that requires already stretched law enforcement resources.
- II. The application has been submitted for a bar for up to 200 guests and not a food serving restaurant. This council's policies privilege locals that serve mainly food and not just beverages. Allowing further bars might cause a precedence for further applications and approvals of bars.
- III. The requested opening hours are outside the established hours in the Southwark Licensing Policy. To our knowledge residents have not been informed about this application which could seriously impact our quality of life and wellbeing.

We are really worried that the already high nightly

disturbances due to drunk people aggregating on the square between Glazer Hall and Minerva House will be massively increased due to the approval of this 'Adventure Bar'. Broken Glass on the street and other forms of vandalism are likely to increase. Just recently our house door got vandalized by nightly 'adventurers'.

How to fix this?

Please don't get us wrong: We appreciate living in such a central and lively location but there are plenty of negative externalities coming with such a night club and these need to be internalized. Thus either the Council:

- A) facilitates a dialogue with the operators of such establishments (e.g. Adventure Bar),
- B) massively increases presence of Law Enforcement or private security that ensures noise emission standards are met and public safety is guaranteed,
- C) ensures that the entry and exit of this new bar are towards London Bridge,
- D) either limits opening hours to 11pm or demonstrates that intelligent people flow mixed with state of the art noise reduction measures can keep noise emissions at the current level,
- and
- E) eliminates and cleans up vandalism immediately (broken glass stays for days on the square, urine smell on the stairs to London Bridge prevails until the next rain fall, and some of the street pylons haven't been fixed since they have been axed....).

OR we have to massively object to this application.

As a note: We received even consultation noticed by Heathrow Airport regarding their current plans and consultation despite not living in an area affected by LHR. However noticing us about an establishment that would impact us with likely more noise, vandalism, and congestion on Montague Close seems not to be a priority for the Council.

We have both worked in the past 15 years on public policy on local, national, and UN level and are happy to assist the Council in internalizing any potential negative externalities.

Sincere regards,

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

10

From: [REDACTED]
Sent: Wednesday, March 27, 2019 7:32 AM
To: Regen, Licensing
Subject: App 867079 Adventure Bar, Resident Objection Flat 10

Objection to App 867079 Adventure Bar
 Regarding:
 App 867079 Adventure Bar
 Railway Arches 2d And 2e Montague Close SE1 9DA
 867078 Lockes Bar

To Whom it May Concern,

We object to the current application **867079** Adventure Bar due to the following 3 reasons:

- I. The Provisions of the Cumulative Impact Zone are not met. An additional licensed premise might present an added driver for criminal behavior that requires already stretched law enforcement resources.
- II. The application has been submitted for a bar for up to 200 guests and not a food serving restaurant. This council's policies privilege locals that serve mainly food and not just beverages. Allowing further bars might cause a precedence for further applications and approvals of bars.
- III. The requested opening hours are outside the established hours in the Southwark Licensing Policy. To our knowledge residents have not been informed about this application which could seriously impact our quality of life and wellbeing.

We are already very concerned by the alarming increase in drunkenness, drunken gangs, various forms of vandalism, broken glasses and bottles and the unfortunate smell of urine in the area between Minerva House, Cathedral Square and Glaziers Hall. Still more people consuming alcohol for longer periods in an area that is already very well provided for with alcohol serving outlets can only further aggravate the deteriorating situation.

How to fix this?

Please don't get us wrong: We appreciate living in such a central and lively location but there are plenty of negative externalities coming with such a night club and these need to be internalized. Thus either the Council:

A) facilitates a dialogue with the operators of such establishments (e.g. Adventure Bar),

B) massively increases presence of Law Enforcement or private security that ensures noise emission standards are met and public safety is guaranteed,

C) ensures that the entry and exit of this new bar are towards London Bridge,

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E) eliminates and cleans up vandalism immediately (broken glass stays for days on the square, urine smell on the stairs to London Bridge prevails until the next rain fall, and some of the street pylons haven't been fixed since they have been axed....).

OR we have to massively object to this application.

Sincere regards,

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████████████████████

████████████████

London SE1 ██████

11

From: [REDACTED]
Sent: Wednesday, March 27, 2019 10:37 AM
To: Regen, Licensing
Subject: App 867079 Adventure Bar Railway Arches 2d And 2e Montague Close SE1 9DA

App 867079 Adventure Bar
 Railway Arches 2d And 2e Montague Close SE1 9DA

Dear Sirs,

I wish to object to this application on the following grounds

The setting up of further licensed premises will only impact negatively upon residents' lives.

As longtime residents of this area we have witnessed the multiple problems residents have to deal with due to drunkenness and all of the associated antisocial problems that this causes.

I have personally over the years had to cope with:

- * vandalism late at night on my car parked on a disabled car parking space in Clink Street caused by drunken people who I could not on my own deal with and just had to watch as the mirrors on my car were torn off and the paint work badly damaged.
- * Calling the emergency services on two occasions to young people collapsed in the street suffering from the causes of intoxication, one of whom was given CPR on the doorstep (to our then residence in a Clink Street apartment block) by a medic late at night when I returned home. The young people accompanying the young woman were themselves so intoxicated they were unable to call the emergency services who when I spoke to them were confused at the many drunken calls they were receiving and eventually having spoken to me sent a medic who saved the girl's life.
- * On taking my disabled son to school once I found a young woman asleep on the bonnet of my car who was still intoxicated from the previous night's activities.

There is no reason why residents should have to deal with the impact of noise and anti social problems caused by commercial premises in the first place. For further planning applications to be granted that will exacerbate the already considerable problems residents deal with on a day to day basis would further diminish residents quiet enjoyment of their homes.

Further licensed premises will also diminish the general public's enjoyment of the public realm along the riverside. Residents should be able to enjoy the public realm just outside their homes especially around the Cathedral and the square close to the river next to our homes which was part of the original public realm planning granted when 6 Montague Close was built.

I would also make the following points:

1. The application contravenes the provisions of the Cumulative Impact Zone. There is a presumption against setting up yet another licensed premises unless it can be demonstrated that such new premises will not present an added burden of criminal antisocial behaviour that draws on the resources of the police and hospitals (as well as sacrificing the amenity of residents to the profit of the licensee).

2. The application is for a bar for 200 clients and not a restaurant. Southwark's policies privilege establishments that serve substantial food and not just drink. Given the saturation of bars in this area, there is no good reason to allow another huge establishment purely for drinking. In this case, another bar of a similar size of clientele is proposed for next door, so a total of 450 extra drinkers are to be hosted in this confined space.

3. The proposed hours of operation are well outside those established in current Southwark Licencing Policy. No consultation was offered to residents about the change of use to A3 or we would have strongly requested more reasonable hours than the Planning has consented.

(But in any case we are aware that Planning and Licencing are not joined up.)

We will add that we invited the applicant to meet and discuss this application with us, and that he was kind enough to do so. Southwark Licensing's website does not make available the extra conditions that the applicant has offered, so we could not be aware of them until today, and the deadline for representations has arrived. So we are placing our representation in any case, for the purposes of negotiation. Some of those conditions cover items we are requesting. Some are less robust that we would like. The applicant indicated to us a willingness to look at the conditions we have requested because of the sensitive nature of the site.

The application contravenes the key licencing objectives as follows:

- the protection of children from harm.

There are a number of children under the age of ten living near the proposed premises, with their bedrooms on the street. Their sleep may be disrupted by departing drinkers and by the applicants' servicing, which must take place in Montague Close. Servicing involves not only lorries and vans but also metal trolleys that make an excruciating noise as they are dragged across cobbles. As the application stands, there are no restrictions on deliveries or refuse collection. Moreover, there is no proposed limit on the decibel level of music in the current application.

The World Health Organisation is now reporting on the damage caused to hearing by 'leisure noise'. Children are particularly vulnerable. The World Health Organisation's current studies on noise show that disturbed nights have a serious effect on children. Their concentration the next day is compromised. They can develop headaches and permanent hearing problems.

We wish to draw the committee's attention to the problem of people fuelled by drink who leave the place where they have spent their money and wander down to the river, where they stand under the windows of apartments with children and indulge in explicit talk. In licensing terms, the protection of children from harm includes the protection of children from moral, psychological and physical harm. This includes not only protecting children from the harms associated directly with alcohol consumption but also wider harms such as exposure to strong language and sexual expletives.

- the prevention of crime and disorder;

The proposed premises are steps Montague Close's river viewing point, a square that is a

known trouble spot for drunken behaviour, drug dealing, rough sleeping and violence. Unfortunately, it is also overlooked by apartments belonging to long-term residents – including children – who struggle to sleep as it is. Two new bars with customers and servicing having access through Montague Close can do nothing but exacerbate this issue.

Meanwhile the very thin strip of land outside the bar itself is barely adequate for comings and goings of the large clientele this huge premises will attract. There is a risk of provocation and irritation to people kettled together in such a small space, while drinking, or after drinking.

- public safety

Having toured the premises in person, we feel that the site offers inadequate safety to the customers. The fire exits are inadequate for such huge premises, and in the case of emergencies, hundreds of customers would be forced out into a narrow strip (1.5m) in front of the doors. Another huge bar is proposed next door, sharing this utterly inadequate public evacuation space. An emergency could result in crushing and blocking of escape routes.

The ventilation of the huge premises is currently adequate for the small number of employees on site – an average of five people in the space. How will ventilation be effected in a way that is safe for hundreds of customers? Without detracting from the historic space? What kind of emissions and noise will be created by the necessary airconditioning? Where will the plant be sited?

Downstairs in particular, the ceilings are very low, and people can stand upright only in the central portion. This means that emergency evacuation would be even more difficult in a restricted area. In a panic situation, there could be head injuries.

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Bars need a lot of deliveries and also noisy disposal because the chief waste is bottles, the noisiest item to dispose of. A huge bar like this one needs a huge amount of servicing. Montague Close is already jammed with deliveries to the following places, some of which require extensive servicing:

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The new café and gym due to open soon next door the Glaziers Hall

Southwark Cathedral

Montague Chambers

Pizza Express

London Grind

Barrowboy and Banker

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Mughouse pub

Pizza Express

Boro Bistro

Borough Market

The photograph below shows how this street can look, with traffic backed up in both directions. Frustrated drivers will sit with their hands on their horns for up to ten minutes.

As can be seen, this is a large number of large premises already blocking the single narrow access route for emergency vehicles. There are already too many premises. The onus needs to be on the applicant to show how and why they would not be adding to this serious safety problem.

- the prevention of public nuisance;

According to the Revised Guidance issued under section 182 of the Licensing Act 2003, it is the responsibility of the licencing officers to take into account the effect of the licensable activities at the specific premises on persons living and working (including those carrying on business) in the area around the premises, which may be disproportionate and unreasonable. We believe that this large bar (serving up to 250 people at any one time) will have a disproportionate effect on those living and working nearby.

The proposed licence in its current form takes no account of the density of the residential population already at breaking point because of so many bars requiring extensive servicing, deliveries and disposals, and so many customers being let out late at night on to the streets where we live, so much loud music being projected out into the street to attract more customers. Out in the streets where we live, under our windows, these customers become the problem of the residents: having taken their money, the premises take no more responsibility for their behaviour, even though is the alcohol sold to them that provokes most of the public nuisance we experience.

The amenity of residents in this area is already compromised by a saturation of licenced premises. Sleep is difficult. People coming out of bars have their voices elevated by drink. The canyon-like nature of these streets efficiently transmits noise up to our bedrooms – including the bedrooms of young children and babies in this area. Meanwhile, the arch of the bridge is also an excellent sound chamber where drunks or even merry people like to test their voices, by yodelling, for example. We already suffer from the situation at at the Whisky Ginger, adjacent to these proposed premises. Whisky Ginger projects music out into the street at levels that are painfully audible to the 59 residents in Winchester Walk.

An added problem will be caused by the moving rainbow colours of the Illuminated River project on London Bridge, from May 2019. Unfortunately the very best space for viewing these illuminations will be under the windows of residents. We can expect people watching the kinetic display to express their feelings about it, as people do when they see fireworks. When they have also been drinking, we can expect them to express their feelings loudly.

According to the Revised Guidance issued under section 182 of the Licensing Act 2003, licensing officers should use conditions at their disposal to protect the children and adults of this community from noise nuisance, anti-social behaviour and inconsiderate behaviour by building in conditions that are appropriate to this sensitive site.

If the Southwark Licencing is minded to grant this application in spite of the above issues, we strongly request the following conditions:

1. There needs to be condition on permitted hours of deliveries and refuse collections. Given the number of residents including children in Montague Close, the condition should specify no deliveries or disposals between 8pm and 7am. To be workable in real life, this condition

must also specify that the applicant will not give keys to suppliers. (Experience has taught us that if they have keys, suppliers are not governed by the planning or licensing conditions and will do whatever they like, delivering and collecting all through the night).

2. Every crate of empty bottles dropped into the bins will be audible to residents, including children so we ask for a condition that any disposals of bottles from the premises to the bins are forbidden between 8pm and 7am. The bins need to be locked from that time onwards to prevent wildcat collections by suppliers outside of these hours.

3. We ask for the trading hours to be no later than 11pm. Experience shows that bar customers, after departing, tend to stand around in the street discussing their ongoing plans in voices elevated by drink. If the hours are granted as per the application, it could be 2am before there is any peace for the children and adults in this area

4. We ask for any drinking outside to be forbidden. The narrow strip outside the bar (and the neighbouring bar) is already inadequate for evacuation space in the case of an emergency. The space cannot be blocked by drinkers. We also request this on the grounds of public nuisance noise for the many residential neighbours.

5. We ask for a specific condition that the applicant will put no chairs or tables outside or in any other way the colonise public realm, and that the applicant will quickly move away any customers who try to take their drinks outside, or stand outside smoking, talking on phones or otherwise blocking the space. We ask that prominent signage is placed by the doors to advise customers that they are not permitted to smoke, use their phones or take their drinks outside.

6. We ask for a condition that the applicant provides dedicated security staff to stop clients using the space outside as per condition 5.

7. We ask for a condition that the applicant will undertake not to apply in future for permission to colonise the narrow strip outside for the consumption of alcohol or for customers to use it as an extension of the bar.

8. We ask for a condition of the provision of doors with air-lock slow releases (to avoid slamming). This might be achieved by a simple measure such as ensuring that doors and windows are kept closed after a particular time, or more sophisticated measures like the installation of acoustic curtains or rubber speaker mounts to mitigate sound escape from the premises may be appropriate.

9. We ask for a condition that all doors and windows will be kept closed after 9pm, to minimise noise pollution from music and voices.

10. We ask for a condition that no music systems will face outwards into the public realm or be fixed outside the premises.

11. We ask for a condition to limit the decibel level of music to 72 or less, as per the next condition.

12. We ask for a condition that music must be set to a level where it is never audible to residents' premises or in Southwark Cathedral even when doors and windows are open. This

setting cannot be left at the discretion of the DJ but must be fixed on all in-house equipment and monitored when DJs bring their own equipment.

13. We request a condition for the installation of CCTV cameras on the premises to monitor the behaviour of customers leaving and heading towards the residential areas of Winchester Wharf and Montague Close, Winchester Square, Stoney Street and Clink Street.

14. We request a condition that obliges the licensee to supply the following to residents who may be affected by noise: real telephone numbers connected to real people in the case of issues that threaten resident amenity, i.e. afterparties by staff or wildcat deliveries.

15. We request a condition that requires the licence holder or club to place signs at the exits from the building encouraging patrons to be quiet until they leave the area, or that, if they wish to smoke, to do so at designated places inside the premises instead of outside, and to respect the rights of people, and particularly children, living nearby to a peaceful night.

16. We request a condition that staff shall be available at the door to guide exiting clients to London Bridge and not Montagu Close. At present, the applicant's dispersal plan states that 'the primary point of dispersal is the main exit on to Montague Close'. This needs to be changed to Borough High Street via the steps up to London Bridge. The applicant indicated a willingness to do this at our meeting.

17. We request that sales of drinks for consumption away from the premises are renounced, because people with these drinks are likely to end up in Montague Close watching the Illuminated River lights and causing a nuisance to residents.

18. We request a condition that the applicant will not allow staff to order taxis or Ubers to stand idling in Montague Close after closing hours.

19. We ask for a condition that if the applicant is to service a private party outside its normal hours, it will leaflet all the residents of Clink and Stoney Street, Montague Close, Winchester Walk, Winchester Square at least one week in advance. Patrons of such events will be escorted away from the residential area by staff and kept quiet. Taxis or minivans booked to take patrons away must wait in a non-residential street – so not in Winchester Walk, Winchester Square, Stoney Street, Clink Street or Montague Close.

██████████
████████████████████
London
SE1 9DF

12

From: [REDACTED]
Sent: Wednesday, March 27, 2019 10:41 AM
To: Regen, Licensing
Subject: App 867079 Adventure Bar Railway Arches 2d And 2e Montague Close SE1 9DA

I am sending this email as the [REDACTED] of Montague Close.

App 867078 Lockes Bar

Railway Arches B-C Montague Close SE1 9DA

Dear Sirs,

I wish to object to this application on the following grounds

I have profound autism. I find noise and all of the anti social problems caused by drinking even harder to deal with than my neurotypical peers. This planning application will only further diminish my quiet enjoyment of my residence and I strongly object.

The setting up of further licensed premises will only impact negatively upon residents' lives.

As longtime residents of this area my family has witnessed the multiple problems residents have to deal with due to drunkenness and all of the associated antisocial problems that this causes.

I have been with my parent over the years when she has had to cope with:

- * vandalism late at night on our car parked on a disabled car parking space in Clink Street caused by drunken people who I could not on my own deal with and just had to watch as the mirrors on my car were torn off and the paint work badly damaged.

- * Calling the emergency services on two occasions to young people collapsed in the street suffering from the causes of intoxication, one of whom was given CPR on the doorstep (to our then residence in a Clink Street apartment block) by a medic late at night when I returned home. The young people accompanying the young woman were themselves so intoxicated they were unable to call the emergency services who when I spoke to them were confused at the many drunken calls they were receiving and eventually having spoken to me sent a medic who saved the girl's life.

- * On being taken to school once we found a young woman asleep on the bonnet of our car who was still intoxicated from the previous night's activities.

There is no reason why residents should have to deal with the impact of noise and anti social problems caused by commercial premises in the first place. For further planning applications

to be granted that will exacerbate the already considerable problems residents deal with on a day to day basis would further diminish residents quiet enjoyment of their homes.

I would also make the following points:

1. The application contravenes the provisions of the Cumulative Impact Zone. There is a presumption against setting up yet another licensed premises unless it can be demonstrated that such new premises will not present an added burden of criminal antisocial behaviour that draws on the resources of the police and hospitals (as well as sacrificing the amenity of residents to the profit of the licensee).

2. The application is for a bar for 200 clients and not a restaurant. Southwark's policies privilege establishments that serve substantial food and not just drink. Given the saturation of bars in this area, there is no good reason to allow another huge establishment purely for drinking. In this case, another bar of a similar size of clientele is proposed for next door, so a total of 450 extra drinkers are to be hosted in this confined space.

3. The proposed hours of operation are well outside those established in current Southwark Licencing Policy. No consultation was offered to residents about the change of use to A3 or we would have strongly requested more reasonable hours than the Planning has consented. (But in any case we are aware that Planning and Licencing are not joined up.)

We will add that we invited the applicant to meet and discuss this application with us, and that he was kind enough to do so. Southwark Licensing's website does not make available the extra conditions that the applicant has offered, so we could not be aware of them until today, and the deadline for representations has arrived. So we are placing our representation in any case, for the purposes of negotiation. Some of those conditions cover items we are requesting. Some are less robust that we would like. The applicant indicated to us a willingness to look at the conditions we have requested because of the sensitive nature of the site.

The application contravenes the key licencing objectives as follows:

- the protection of children from harm.

There are a number of children under the age of ten living near the proposed premises, with their bedrooms on the street. Their sleep may be disrupted by departing drinkers and by the applicants' servicing, which must take place in Montague Close. Servicing involves not only lorries and vans but also metal trolleys that make an excruciating noise as they are dragged across cobbles. As the application stands, there are no restrictions on deliveries or refuse collection. Moreover, there is no proposed limit on the decibel level of music in the current application.

The World Health Organisation is now reporting on the damage caused to hearing by 'leisure noise'. Children are particularly vulnerable. The World Health Organisation's current studies on noise show that disturbed nights have a serious effect on children. Their concentration the next day is compromised. They can develop headaches and permanent hearing problems. We wish to draw the committee's attention to the problem of people fuelled by drink who leave the place where they have spent their money and wander down to the river, where they stand under the windows of apartments with children and indulge in explicit talk. In licensing terms, the protection of children from harm includes the protection of children from moral, psychological and physical harm. This includes not only protecting children from the harms associated directly with alcohol consumption but also wider harms such as exposure to strong language and sexual expletives.

- the prevention of crime and disorder;

The proposed premises are steps Montague Close's river viewing point, a square that is a known trouble spot for drunken behaviour, drug dealing, rough sleeping and violence. Unfortunately, it is also overlooked by apartments belonging to long-term residents – including children – who struggle to sleep as it is. Two new bars with customers and servicing having access through Montague Close can do nothing but exacerbate this issue.

Meanwhile the very thin strip of land outside the bar itself is barely adequate for comings and goings of the large clientele this huge premises will attract. There is a risk of provocation and irritation to people kettled together in such a small space, while drinking, or after drinking.

- public safety

Having toured the premises in person, we feel that the site offers inadequate safety to the customers. The fire exits are inadequate for such huge premises, and in the case of emergencies, hundreds of customers would be forced out into a narrow strip (1.5m) in front of the doors. Another huge bar is proposed next door, sharing this utterly inadequate public evacuation space. An emergency could result in crushing and blocking of escape routes.

The ventilation of the huge premises is currently adequate for the small number of employees on site – an average of five people in the space. How will ventilation be effected in a way that is safe for hundreds of customers? Without detracting from the historic space? What kind of emissions and noise will be created by the necessary airconditioning? Where will the plant be sited?

Downstairs in particular, the ceilings are very low, and people can stand upright only in the central portion. This means that emergency evacuation would be even more difficult in a restricted area. In a panic situation, there could be head injuries.

Montague Close is an exceptionally narrow two-way street. Already, the proliferation of delivery and disposal vehicles can block the path of emergency vehicles. Adding to this logjam only increases the danger that.

Bars need a lot of deliveries and also noisy disposal because the chief waste is bottles, the noisiest item to dispose of. A huge bar like this one needs a huge amount of servicing. Montague Close is already jammed with deliveries to the following places, some of which require extensive servicing:

Glaziers Hall

The new café and gym due to open soon next door the Glaziers Hall

Southwark Cathedral

Montague Chambers

Pizza Express

London Grind

Barrowboy and Banker

Brood

Whiskey Ginger bar

Mudlark pub

Mughouse pub

Pizza Express

Boro Bistro

Borough Market

The photograph below shows how this street can look, with traffic backed up in both directions. Frustrated drivers will sit with their hands on their horns for up to ten minutes.

As can be seen, this is a large number of large premises already blocking the single narrow access route for emergency vehicles. There are already too many premises. The onus needs to be on the applicant to show how and why they would not be adding to this serious safety problem.

- the prevention of public nuisance;

According to the Revised Guidance issued under section 182 of the Licensing Act 2003, it is the responsibility of the licencing officers to take into account the effect of the licensable activities at the specific premises on persons living and working (including those carrying on business) in the area around the premises, which may be disproportionate and unreasonable. We believe that this large bar (serving up to 250 people at any one time) will have a disproportionate effect on those living and working nearby.

The proposed licence in its current form takes no account of the density of the residential population already at breaking point because of so many bars requiring extensive servicing, deliveries and disposals, and so many customers being let out late at night on to the streets where we live, so much loud music being projected out into the street to attract more customers. Out in the streets where we live, under our windows, these customers become the problem of the residents: having taken their money, the premises take no more responsibility for their behaviour, even though is the alcohol sold to them that provokes most of the public nuisance we experience.

The amenity of residents in this area is already compromised by a saturation of licenced premises. Sleep is difficult. People coming out of bars have their voices elevated by drink. The canyon-like nature of these streets efficiently transmits noise up to our bedrooms – including the bedrooms of young children and babies in this area. Meanwhile, the arch of the bridge is also an excellent sound chamber where drunks or even merry people like to test their voices, by yodelling, for example. We already suffer from the situation at the Whisky Ginger, adjacent to these proposed premises. Whisky Ginger projects music out into the street at levels that are painfully audible to the 59 residents in Winchester Walk.

An added problem will be caused by the moving rainbow colours of the Illuminated River project on London Bridge, from May 2019. Unfortunately the very best [REDACTED] for viewing these illuminations will be under the windows of residents. We can expect people watching the kinetic display to express their feelings about it, as people do when they see fireworks. When they have also been drinking, we can expect them to express their feelings loudly.

According to the Revised Guidance issued under section 182 of the Licensing Act 2003, licensing officers should use conditions at their disposal to protect the children and adults of this community from noise nuisance, anti-social behaviour and inconsiderate behaviour by building in conditions that are appropriate to this sensitive site.

If the Southwark Licencing is minded to grant this application in spite of the above issues, we strongly request the following conditions:

1. There needs to be condition on permitted hours of deliveries and refuse collections. Given

the number of residents including children in Montague Close, the condition should specify no deliveries or disposals between 8pm and 7am. To be workable in real life, this condition must also specify that the applicant will not give keys to suppliers. (Experience has taught us that if they have keys, suppliers are not governed by the planning or licensing conditions and will do whatever they like, delivering and collecting all through the night).

2. Every crate of empty bottles dropped into the bins will be audible to residents, including children so we ask for a condition that any disposals of bottles from the premises to the bins are forbidden between 8pm and 7am. The bins need to be locked from that time onwards to prevent wildcat collections by suppliers outside of these hours.

3. We ask for the trading hours to be no later than 11pm. Experience shows that bar customers, after departing, tend to stand around in the street discussing their ongoing plans in voices elevated by drink. If the hours are granted as per the application, it could be 2am before there is any peace for the children and adults in this area

4. We ask for any drinking outside to be forbidden. The narrow strip outside the bar (and the neighbouring bar) is already inadequate for evacuation space in the case of an emergency. The space cannot be blocked by drinkers. We also request this on the grounds of public nuisance noise for the many residential neighbours.

5. We ask for a specific condition that the applicant will put no chairs or tables outside or in any other way the colonise public realm, and that the applicant will quickly move away any customers who try to take their drinks outside, or stand outside smoking, talking on phones or otherwise blocking the space. We ask that prominent signage is placed by the doors to advise customers that they are not permitted to smoke, use their phones or take their drinks outside.

6. We ask for a condition that the applicant provides dedicated security staff to stop clients using the space outside as per condition 5.

7. We ask for a condition that the applicant will undertake not to apply in future for permission to colonise the narrow strip outside for the consumption of alcohol or for customers to use it as an extension of the bar.

8. We ask for a condition of the provision of doors with air-lock slow releases (to avoid slamming). This might be achieved by a simple measure such as ensuring that doors and windows are kept closed after a particular time, or more sophisticated measures like the installation of acoustic curtains or rubber speaker mounts to mitigate sound escape from the premises may be appropriate.

9. We ask for a condition that all doors and windows will be kept closed after 9pm, to minimise noise pollution from music and voices.

10. We ask for a condition that no music systems will face outwards into the public realm or be fixed outside the premises.

11. We ask for a condition to limit the decibel level of music to 72 or less, as per the next condition.

12. We ask for a condition that music must be set to a level where it is never audible to residents' premises or in Southwark Cathedral even when doors and windows are open. This setting cannot be left at the discretion of the DJ but must be fixed on all in-house equipment and monitored when DJs bring their own equipment.

13. We request a condition for the installation of CCTV cameras on the premises to monitor the behaviour of customers leaving and heading towards the residential areas of Winchester Wharf and Montague Close, Winchester Square, Stoney Street and Clink Street.

14. We request a condition that obliges the licensee to supply the following to residents who may be affected by noise: real telephone numbers connected to real people in the case of issues that threaten resident amenity, i.e. afterparties by staff or wildcat deliveries.

15. We request a condition that requires the licence holder or club to place signs at the exits from the building encouraging patrons to be quiet until they leave the area, or that, if they wish to smoke, to do so at designated places inside the premises instead of outside, and to respect the rights of people, and particularly children, living nearby to a peaceful night.

16. We request a condition that staff shall be available at the door to guide exiting clients to London Bridge and not Montagu Close. At present, the applicant's dispersal plan states that 'the primary point of dispersal is the main exit on to Montague Close'. This needs to be changed to Borough High Street via the steps up to London Bridge. The applicant indicated a willingness to do this at our meeting.

17. We request that sales of drinks for consumption away from the premises are renounced, because people with these drinks are likely to end up in Montague Close watching the Illuminated River lights and causing a nuisance to residents.

18. We request a condition that the applicant will not allow staff to order taxis or Ubers to stand idling in Montague Close after closing hours.

19. We ask for a condition that if the applicant is to service a private party outside its normal hours, it will leaflet all the residents of Clink and Stoney Street, Montague Close, Winchester Walk, Winchester Square at least one week in advance. Patrons of such events will be escorted away from the residential area by staff and kept quiet. Taxis or minivans booked to take patrons away must wait in a non-residential street – so not in Winchester Walk, Winchester Square, Stoney Street, Clink Street or Montague Close.

██████████
 ██████████
 London
 SE1 9DF

13

From: [REDACTED]
Sent: Monday, March 25, 2019 4:47 PM
To: Regen, Licensing
Cc: [REDACTED]
Subject: App 867079 Adventure Bar

Email to licensing@southwark.gov.uk

App 867079 Adventure Bar
 Railway Arches 2d And 2e Montague Close SE1 9DA

Dear Sir/Madam,

I write to register an objection to the above application. The area around Borough Market and the Cathedral is now super-saturated with establishments serving alcohol-based drinks. We certainly do not need any more licensed premises in the immediate area. As a resident locally it is frequently impossible to walk up Stoney Street to Southwark Street because of cross in the road outside the Wheatsheaf, the Market Porter, Southwark Tavern, etc. An alternative route, via Montague Close, is at present not unduly busy but the proposal will lead to large crowds in the confined area of the site and will lead to further loss of see and easy pedestrian routes.

Many local residents, who moved to the area many years ago, with active encouragement from Southwark Council, did so in the reasonable expectation of having quiet enjoyment of their homes. Developments in recent years have had seriously adverse impacts on local residents in terms of noise nuisance, antisocial behaviour and overcrowding of public passages and thoroughfares. We have no wish to have the problem further exacerbated. This application contravenes the provisions of the Cumulative Impact Zone and proposes hours of operation are well outside those established in current Southwark Licencing Policy.

The application will increase public nuisance and inconvenience with the inevitable noise from customers departing late at night. The zone has a large population of residents including children. This application is twinned with another for a bar of similar capacity (app 867078 Lockes Bar) and will lead to releasing large numbers of customers into a small space and make for difficulties of free passage from residence to the Bridge, High Street, rail station, etc.. The number of residents likely to be affected by an increase in drinkers can be estimated by the number of people who were cordoned in or out of their homes after the Borough Market terrorist attack (near the very site of these bars) in 2017: there were 500 of us.

I am also concerned that servicing, necessarily from Montagu Close, which is already log-jammed frequently, entails a risk of blocking the path of emergency vehicles.

Conditions must to be added to reduce the hours, limit the hours of servicing and to ensure that no servicing takes place out of hours at the expense of the sleep of children and adults in all surrounding streets.

Please confirm receipt of this objection and please keep me informed of progress.

Yours truly

[Redacted signature]

[Redacted address line 1]
[Redacted address line 2]

Email to licensing@southwark.gov.uk 27 March 2019

App 867079 **The Adventure Bar Co Ltd**
 Railway Arches 2D – 2E, Montague Close SE1 9DA

Dear Sirs,

We wish to object to this application on the following grounds relating to Southwark Council's stated policies:

1. The application contravenes the provisions of the **Cumulative Impact Zone**. There is a presumption **against** setting up another licensed premises in the area unless it can be demonstrated that such new premises will not present an added burden of criminal/antisocial behaviour that draws on the resources of the police and hospitals (as well as sacrificing the amenity of residents).
2. The application is for a bar for 200 clients and not a restaurant. Southwark Council's policies privilege **establishments that serve substantial food** and not just drink. Given the large number of bars in this area, there is no good reason to allow another huge establishment purely for drinking. In this case, another bar of slightly larger size is proposed for the adjoining premises, so a total of 450 extra drinkers are to be hosted in a concentrated space.
3. The proposed **hours** of operation (up to 1.30am at weekends) are **well outside those established in current Southwark Licencing Policy**. No consultation was offered to residents about the change of use of the site to A3 with hours of usage up to 1.30am.

Our specific objections under current licensing legislation are as follows:

The protection of children from harm

There are a number of young children living near the proposed premises, with their bedrooms facing onto the street. Granting of the licence will inevitably result in additional noise in the area in the early hours of the morning, both from entertainment at the venue, departing visitors and necessary servicing of the facilities (rubbish disposal in the area, including noisy glass bottle removal typically takes place around 5.00am). As the application stands, there are no restrictions on deliveries or refuse collection. Moreover, there is no proposed limit on the decibel level of music in the current application.

Departing visitors present a particular problem. Already in the area, there is periodic (but considerable) late night/early morning disruption from rowdy behaviour and bad language immediately in the vicinity of residential premises. Notices requesting people to re quiet and respect the peace of residents have little or no effect. This disruption is bound to increase should the licence be granted.

The prevention of crime and disorder

The proposed premises are steps away from Cathedral Square, a river viewing point, which unfortunately already suffers from periodic episodes of drunken behaviour, drug dealing, rough sleeping and violence. The residential properties forming part of Minerva House face directly onto this square. As local residents, we object to greater exposure to antisocial and criminal behaviour in the vicinity which is bound to be a consequence of granting the licence.

Public safety

The premises are located in an area where there is relatively restricted access with narrow pavements separated by a road that allows only one vehicle to pass at a time. Egress from the premises in the event of emergency will be difficult and the number of people evacuated (up to 450 for both sites) will be wholly restrictive to access by emergency vehicles both to the sites and the neighbouring residential premises.

There are already a significant number of premises in the vicinity which require daily services. Adding two new significant venues will only exacerbate the difficulties already encountered with regular serious traffic jams in Montague Close – see picture below for one recent example.



The prevention of public nuisance

The proposed licence in its current form takes no account of the impact that existing bars and other premises, together with the new proposed licences will have on the nearby residential population.

The amenity of residents has already been compromised is already compromised by the large number number of licenced premises. Public nuisance takes the form of:

- Sleep being disturbed by heightened noise from visitors departing licenced premises;
- Sleep disruption from noise from the licenced venues themselves; and
- Worry and concern amongst residents at risk of directly being affected by antisocial behaviour at night arising as a consequence of the licence being granted (increased risks of violence, drug taking etc).

According to the **Revised Guidance issued under section 182 of the Licensing Act 2003**, licensing officers should use conditions at their disposal to protect the children and adults of this community from noise nuisance, anti-social behaviour and inconsiderate behaviour by building in conditions that are appropriate to this sensitive site.

If the Southwark Council is minded to grant this application in spite of the above issues, we request the following conditions:

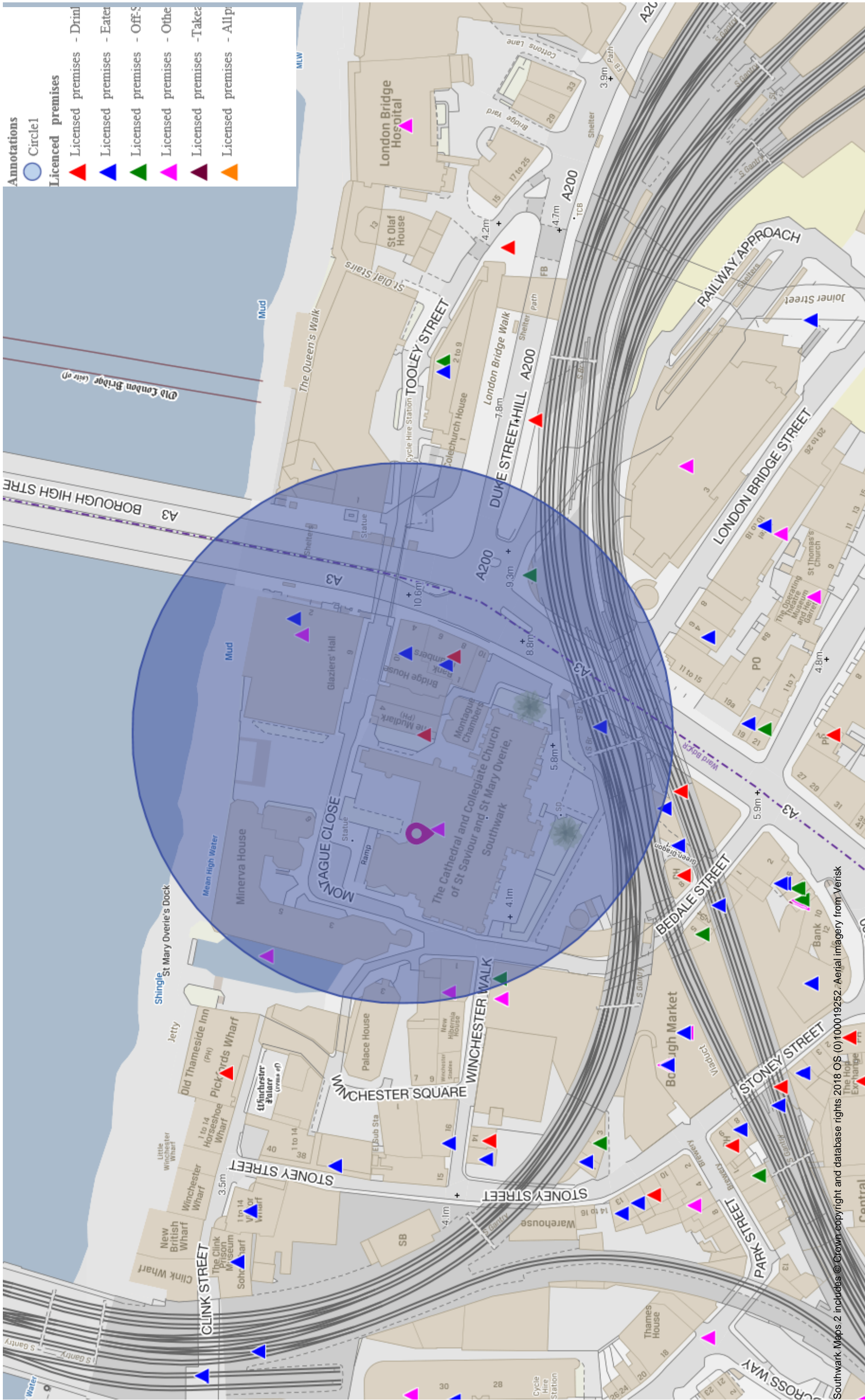
1. There needs to be condition on permitted hours of deliveries and refuse collections. Given the number of residents including children in Montague Close, the condition should specify **no deliveries or disposals between 8pm and 7am**. To be workable in real life, this condition must also specify that the **applicant will not give keys to suppliers**. (Experience has taught us that if they have keys, suppliers are not governed by the planning or licensing conditions and will do whatever they like, delivering and collecting all through the night).
2. Every crate of empty bottles dropped into the bins will be audible to residents, including children so we ask for a condition that any disposals of bottles **from the premises to the bins** are forbidden between **8pm and 7am**. The bins need to be locked from that time onwards to prevent wildcat collections by suppliers outside of these hours.
3. We ask for the trading hours to be **no later than 11pm**. Experience shows that visitors to bars and the like take some time to leave the area. If the hours are granted as per the application, it could be 2am before there is any peace for the children and adults in this area
4. **We ask for any drinking outside to be forbidden**. The narrow strip outside the bar (and the neighbouring bar) is already inadequate for evacuation space in the case of an emergency. The space cannot be blocked by drinkers. We also request this on the grounds of public nuisance noise for the many residential neighbours.
5. We ask for a specific condition that the applicant will put **no chairs or tables outside or in any other way the colonise public realm**, and that the applicant **will quickly move away any customers** who try to take their drinks outside, or stand outside smoking, talking on phones or otherwise blocking the space. We ask that **prominent signage** is placed by the doors to advise customers that they are not permitted to smoke, use their phones or take their drinks outside.

6. We ask for a condition that the applicant provides **dedicated security staff** to stop clients using the space outside as per condition 5.
7. We ask for a condition that the applicant will undertake not to apply in future for permission to colonise the narrow strip outside for the consumption of alcohol or for customers to use it as an extension of the bar.
8. We ask for a condition of the provision of **doors with air-lock slow releases** (to avoid slamming). This might be achieved by a simple measure such as ensuring that doors and windows are kept closed after a particular time, or more sophisticated measures like the installation of acoustic curtains or rubber speaker mounts to mitigate sound escape from the premises may be appropriate.
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15. We request a condition that requires the licence holder or club **to place signs** at the exits from the building encouraging patrons to be quiet until they leave the area, or that, if they wish to smoke, to do so at designated places inside the premises instead of outside, and to respect the rights of people, and particularly children, living nearby to a peaceful night.
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SE1



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50 m

9-Apr-2019

Licensed premises - Other (1)

Reference_number:	10392
Name:	SOUTHWARK CATHEDRAL
Address_line_1:	Southwark Cathedral
Address_line_2:	Montague Close
Address_line_3:	London
Postcode:	SE1 9DA
Outlet_type:	Other
Easting:	532680
Northing:	180324
Alcohol:	on

Licensed premises - All premises (1)

Reference_number:	10392
Name:	SOUTHWARK CATHEDRAL
Address_line_1:	Southwark Cathedral
Address_line_2:	Montague Close
Address_line_3:	London
Postcode:	SE1 9DA
Outlet_type:	Other
Easting:	532680
Northing:	180324
Alcohol:	on

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