

APPENDIX C

On 19 Apr 2017, at 16:37, Fox, Roy <Roy.Fox@southwark.gov.uk> wrote:

Mr Wood

Re: Application for Variation to the Premises Licence - Watling Street Brewery, Unit 1, 95 Haymerle Road, SE15 6SA

I have been consulted in respect of the above application with regards to the prevention of public nuisance. I have spent some time reviewing the history of the site and the submissions for the existing premises licence (ref 854799). I have some familiarity with the operation of the venue as I have been responding to consultations on your TENs applications since January this year. However, in order to get a more comprehensive understanding of the circumstances and proposed operation of the venue and thereby make a more informed response to Licensing, I have a number of queries that I would ask you to respond to. I feel this is necessary as the use of the premises until late at night on Fridays and Saturdays would become regular rather than intermittent, which can affect how its impacts may be received in the area. Six late night TENs since November 2016 does not necessarily reflect the possibility for adverse impacts when every weekend could potentially hold two 'events'.

- The site plan for the original licence application is not clear in the location of the brewery site within the industrial buildings. It appears to be close to the junction of Haymerle Road and Bianca Road, but images available on the internet would place it much further along Bianca Road where there is a fenced yard area. Is that the case?
- Is the Watling Street Brewery the same thing as the Bianca Road Brew Co.?
- There is a conflict between the closing time and the closing of licensable activities as there should be a half hour winding down period between the two.
- The premises licence says no children after 20:00 but this application says 21:00.
- How many people does the venue hold?
- How is the noise controlled such that 'it is not audible from local residential areas'? In particular, controlling noise from live music such as from drums and brass instruments can be difficult to achieve. I note that the venue is available for hire, so how would you ensure that those users do not cause excessive noise?
- How will you monitor the local impacts?
- 03:00 hours seems quite late for the type of small scale music events that are apparent from images, etc, available from the internet. An earlier closing time (for music) and/or less frequent use for such is likely to receive a more favourable outcome. You will be aware that the Southwark Statement of Licensing Policy 2016-2020 states 23:00 hours for this residential area.
- The yard area on Bianca Road, which I assume is the entry point, appears to have various objects lying about, which may present a trip or other hazard for patrons accessing the premises.

I will await your comments before I present my submission to Licensing. Any additional details that you can provide will assist with the process.

Regards,

Roy Fox
Principal Environmental Protection Officer

From: Reece Wood
Sent: Wednesday, April 19, 2017 6:00 PM
To: Fox, Roy
Cc: McArthur, Wesley
Subject: Re: Watling Street Brewery

Dear Roy

Thanks for your response to our Premises Licence application - I hope that I'm able to satisfy your queries below so that we can progress with the application. Please see my responses below:

- The site plan for the original licence application is not clear in the location of the brewery site within the industrial buildings. It appears to be close to the junction of Haymerle Road and Bianca Road, but images available on the internet would place it much further along Bianca Road where there is a fenced yard area. Is that the case? **Yes, that it the correct location of the brewery.**
- Is the Watling Street Brewery the same thing as the Bianca Road Brew Co.? **Yes, Bianca Road Brew Co is the brewery's trading name.**
- There is a conflict between the closing time and the closing of licensable activities as there should be a half hour winding down period between the two. **There will still be the half hour winding down time, I will confirm this with Wesley McArthur.**
- The premises licence says no children after 20:00 but this application says 21:00. **Apologies, this is an error, I am happy to stick with no children after 20.00**
- How many people does the venue hold? **The venue holds 150 people seated, 250 standing.**
- How is the noise controlled such that 'it is not audible from local residential areas'? In particular, controlling noise from live music such as from drums and brass instruments can be difficult to achieve. I note that the venue is available for hire, so how would you ensure that those users do not cause excessive noise? **The roof to our building is acoustically and thermally insulated and there is no 'line of sight' to local residents, subsequently there is no noise carried over to the buildings on Latona Road. We have our security staff periodically checking the noise from outside the building throughout any event to ensure that the noise levels are maintained to our agreed level (so they are not audible from local residence). The venue space is available for hire, however we always staff the venue with our own people (inc. security staff) in order to ensure that we are maintaining our licensing conditions.**
- How will you monitor the local impacts?
Our bar and security staff ensure that no drinks are allowed outside the premises to ensure that there is no littering.

Our security staff advise all guests to 'please leave quietly' when exiting the building and making their way home.

There shall be no noise disturbance to local residents as we ensure that nothing is audible from the nearest residence.

During our Friday and Saturday afternoon taproom openings, I regularly speak with the local residence that come past to have a chat and see how our business is progressing - I exclusively get positive feedback that the brewery has brought security to the area which was previously prone to

loitering and antisocial behaviour that was causing nuisance to the public. I am also passionate about contributing to the small business and residential community around Glengall Road, Haymerle Road and Latona Road, subsequently I (and my business) am committed to building a strong relationship with the area and ensure that my neighbours are happy with our presence and impact on the area.

- 03:00 hours seems quite late for the type of small scale music events that are apparent from images, etc, available from the internet. An earlier closing time (for music) and/or less frequent use for such is likely to receive a more favourable outcome. You will be aware that the Southwark Statement of Licensing Policy 2016-2020 states 23:00 hours for this residential area. **For events that we have hosted in our taproom over the last 9 months, the later finish time of 03.00 (with the bar closing at 02.30) has allowed guests to come and go from the venue in a more natural rate, as opposed to enforcing an earlier closing time of 23.00 (with the bar closing at 22:30). When hosting acts at the brewery on a Friday or Saturday evening, bands might typically start their performances between 21.00 and 21.30 - this does not give the performers a suitable amount of time to setup/ pack away their equipment, especially if there are two acts book in an evening (which is a very common structure). As I mention above, there is no line of sight to any local residence, and whilst I appreciate that this is zoned as a residential area, there are no non-industrial buildings within 100m and we ensure that no noise is audible from the nearest of the residential buildings on Glengall Road and Latona Road.**
- The yard area on Bianca Road, which I assume is the entry point, appears to have various objects lying about, which may present a trip or other hazard for patrons accessing the premises. **There objects we're heavy duty packaging for some vessels that we had delivered, they have now been disposed of and the only objects in our yard are stable crates for sitting on, and our recycling bin. The yard is in fact split in two our neighbours -to our east- have building materials in their yard, however our boundary is separated by a wall.**

Please let me know if there is any more information that I can provide that will help progress this Licence Variation application.

Kind regards
Reece

From: Fox, Roy
Sent: Monday, April 24, 2017 11:29 AM
To: Regen, Licensing
Cc: McArthur, Wesley
Subject: Watling Street Brewery, Unit 1, 95 Haymerle Road, SE15

Dear All

Re: Application for Major Variation to Premises Licence 854799 - Watling Street Brewery, Unit 1, 95 Haymerle Road, SE15

Kindly note the following points with respect to this application.

- Paul Newman of the Environmental Protection Team had objected to the application for the existing licence on 27/07/2016, but withdrew his representation on 19/09/2016 following conciliation with the applicant, Reece Wood, who confirmed by email agreement to the wording of a condition relating to noise at the nearest residential premises on Laytona Road. These

emails are recorded on MAU854799. However, the condition was not incorporated onto the licence when it was issued in September 2016.

- Following the above point, the applicant for the variation has confirmed in the application that with respect to the playing of live music and recorded music that 'any music will not be audible from local residential areas'. This has been re-iterated to me in an email by Reece Wood dated 19/04/2017 in response in my email to him in which I raised a number of queries to provide some clarification of details relating to the application (see attached).
- The email referred to in the previous point also confirms some details about the structure of the building and its location. The building is surrounded by industrial buildings with no line of sight to residential premises other than at higher roof level. The applicant has indicated that the roof structure includes acoustic insulation. The closest residences are about 80m away. The likelihood for unacceptable impacts by noise are considered to be low.

Although the times for regulated activities and opening hours fall outside of Southwark's policy for this area, given the control measures described in the application and in consideration of the above points, I do not propose to object to the application. Note that this is on the assumption that the statements within the operating schedule for the playing of live music and recorded music that, 'any music will not be audible from local residential areas', will be incorporated as a condition(s) on a licence variation. In this way the missing condition asked for by Paul Newman, referred to above, will be covered if a variation is approved.

Regards,

Roy Fox
Principal Environmental Protection Officer

From: McArthur, Wesley
Sent: Thursday, May 04, 2017 5:46 PM
To: Fox, Roy; 'Bianca Road Brewing Company'
Subject: Application to vary a premises licence - Watling Street Brewery, Unit 1, 95 Haymerle Road, SE15 6ST (our ref: L1U 858240)
Importance: High

Hi Both,

The condition that Paul Newman requested (and which was agreed to by the applicant) in regards to the original premises licence application stated:

"That entertainment noise from the venue shall not be audible at the second floor access to north by west facing flats immediately south west of the junction between Haymerle Road and Latona Road".

The above condition was erroneously left off of the PL and will be included on an amended premises licence which I will send to the applicant imminently.

Roy's email as below seems to indicate a condition with the following wording:

"That any music will not be audible from local residential areas."

Roy – can you confirm whether your suggested condition is in addition to the condition drafted by Paul Newman?

Regards,

Wesley McArthur

Principal Enforcement Officer
London Borough of Southwark

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

General: licensing@southwark.gov.uk

Phone: 020 7525 5779

Fax: 020 7525 5705

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

From: Fox, Roy

Sent: Thursday, May 04, 2017 6:10 PM

To: McArthur, Wesley; 'Bianca Road Brewing Company'

Subject: RE: Application to vary a premises licence - Watling Street Brewery, Unit 1, 95 Haymerle Road, SE15 6ST (our ref: L1U 858240)

Wesley

My condition wording was taken from the current application to vary the licence and would replace the earlier agreed wording by Paul Newman.

Regards,

Roy Fox

Principal Environmental Protection Officer

From: McArthur, Wesley

Sent: Thursday, May 04, 2017 6:17 PM

To: Fox, Roy; 'Bianca Road Brewing Company'

Subject: RE: Application to vary a premises licence - Watling Street Brewery, Unit 1, 95 Haymerle Road, SE15 6ST (our ref: L1U 858240)

Thanks Roy,

That's what I thought.

On another matter, would you consider a condition worded as follows instead:

"That any entertainment noise from the venue shall not be audible at the facade of any local residences."?

In terms of enforcement and preventing nuisance the suggested amendment refers to entertainment noise other than just music and is a little more specific than the reference to "residential areas".

Regards,

Wesley McArthur

Principal Enforcement Officer
London Borough of Southwark

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

General: licensing@southwark.gov.uk

Phone: 020 7525 5779

Fax: 020 7525 5705

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

From: Fox, Roy

Sent: Thursday, May 04, 2017 6:19 PM

To: McArthur, Wesley

Subject: RE: Application to vary a premises licence - Watling Street Brewery, Unit 1, 95 Haymerle Road, SE15 6ST (our ref: L1U 858240)

That would be a good alternative wording that is acceptable.

Roy

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

On 4 May 2017, at 18:42, McArthur, Wesley <Wesley.McArthur@southwark.gov.uk> wrote:

Hi Reece,

Please confirm whether you accept the following condition:

"That any entertainment noise from the venue shall not be audible at the facade of any local residences."

Roy – If Reece accepts the amendment to the condition please reconfirm that your representation is withdrawn, thanks.

Regards,

Wesley McArthur

Principal Enforcement Officer

London Borough of Southwark

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

General: licensing@southwark.gov.uk

Phone: 020 7525 5779

Fax: 020 7525 5705

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

From: Bianca Road Brewing Company [<mailto:reece@biancaroad.com>]

Sent: Tuesday, May 09, 2017 8:50 AM

To: McArthur, Wesley

Cc: Fox, Roy

Subject: Re: Application to vary a premises licence - Watling Street Brewery, Unit 1, 95 Haymerle Road, SE15 6ST (our ref: L1U 858240)

Hi Wesley

So sorry for the delay - I was away for a long weekend.

Yes - I accept the condition below.

Thank you for your help.

Best regards

Reece

From: Fox, Roy

Sent: Tuesday, May 09, 2017 1:10 PM

To: McArthur, Wesley

Subject: FW: Application to vary a premises licence - Watling Street Brewery, Unit 1, 95 Haymerle Road, SE15 6ST (our ref: L1U 858240)

Wesley

The applicant has confirmed acceptance of the condition. Consequently, I can re-confirm that my representation may be withdrawn.

Regards,

Roy Fox

Principal Environmental Protection Officer

From: Masini, Bill <bill.masini@southwark.gov.uk>
Sent: Monday, April 24, 2017 9:37 PM
To: Regen, Licensing
Cc: Tear, Jayne
Subject: Application to vary licence - Watling Street Brewery (Reece Wood) Unit 1 95 Haymerle Rd SE15 6SJ

Trading Standards are in receipt of an application to vary the Premise Licence for Watling Street Brewery at Unit 1 95 Haymerle Road London SE15 6SJ and respond under the Protection of children from Harm objective under The Licensing Act.

The application seeks to extend the hours on a Friday & Saturday nights and Trading Standards make no comment with regard to these proposed hours other to request the hours to be broadly in line with Southwark's current licensing policy.

However, Trading Standards would seek some clarification with regard to the Protection of Children from Harm objective.

In the box describing the nature of the proposed variation and also under the heading "Please identify those conditions imposed on the licence which you believe could be removed...." it states ".....All other conditions would remain the same" The application at paragraph e of that section it states, "We also ensure that children are accompanied by an adult at all times. Children are not permitted in the tap room beyond 9pm. We enforce the Challenge 21 scheme throughout the brewery and only use staff that are trained in the Challenge 21 scheme".

When the original licence was granted last September, the following conditions relating to hours of children in the premises and age verification were agreed.

350 - That any children must be accompanied and supervised by a responsible adult. There shall be no children on the premises after 8pm.

347 - That all staff involved in the sale of alcohol shall be trained in the prevention of sales of alcohol to underage persons, and the challenge 25 scheme in operation at the premises.....

Its no doubt an oversight but for completeness could Mr Reece please clarify these points. – I presume he is happy with the existing conditions of 8pm and Challenge 25 since these are not part of the application for the variation.

Thank you.

Bill Masini - Trading Standards Officer
Southwark Council Trading Standards | Environment & Leisure

From: Reece Wood
Sent: Wednesday, May 10, 2017 11:10 AM
To: Masini, Bill
Cc: McArthur, Wesley
Subject: Application to vary a premises licence - Watling Street Brewery, Unit 1, 95 Haymerle Road, SE15 6ST (our ref: L1U 858240)

Hi Bill

Thanks for your response to my application to vary my premises licence. I can confirm all of the agreed trading standards conditions under the existing application will remain the same (including the below clauses).

350 - That any children must be accompanied and supervised by a responsible adult. There shall be no children on the premises after 8pm.

347 - That all staff involved in the sale of alcohol shall be trained in the prevention of sales of alcohol to underage persons, and the challenge 25 scheme in operation at the premises.

On the basis that these conditions will be met, would you be willing to withdraw your representation?

Many thanks for your guidance,

Reece Wood

From: Masini, Bill
Sent: Wednesday, May 10, 2017 11:26 PM
To: 'Reece Wood'
Cc: McArthur, Wesley
Subject: RE: Application to vary a premises licence - Watling Street Brewery, Unit 1, 95 Haymerle Road, SE15 6ST (our ref: L1U 858240)

Hi Reece

Thank you for your email.

I thought that would be the case, thanks, but just needed to check.

Yes of course, in view of your reply, Trading Standards is happy to withdraw its representation accordingly.

Copied to Wesley as the Licensing Officer for his information.

Best regards

Bill Masini - Trading Standards Officer

From: Sharpe, Carolyn **On Behalf Of** Public Health Licensing
Sent: Thursday, April 20, 2017 11:06 AM
To: Regen, Licensing
Cc: Public Health Licensing
Subject: RE: Watling Street Brewery Unit 1 Haymerle Road Consultation LDO 24.4.2017 Variation

To whom it may concern:

Re: Watling Street Brewery, Unit 1 Haymerle Road, London SE15 6SJ

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

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

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

General Comments

The applicant requests a variation to their existing premise licence to extend the hours of alcohol sales on the premise from 00:00 to 03:00 on Fridays and Saturdays. Research suggests that increased hours of alcohol sales are associated with increased alcohol consumption, increased alcohol-related injuries, and increased alcohol-related harm. Additionally, Southwark's Statement of Licensing Policy recommends a closing time for alcohol sales of 23:00 for all licensed venues in this part of the borough.

Recommendations

- Since this premise is already operating with a permissible licence, I recommend this application is rejected

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

Yours faithfully,

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

Carolyn Sharpe | carolyn.sharpe@southwark.gov.uk | 02075250025 | 07733307539
Public Health Policy Officer (People & Health Intelligence), London Borough of Southwark, 160 Tooley Street, London SE1 2QH

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

Sent: Thursday, April 13, 2017 10:37 AM

To: Regen, Licensing

Subject: Watling Street Brewery 95 Unit 1 Haymerle Road SE15 6SJ

Good Morning

Please find attached Southwark Police licensing objection to the application for a variation to the premises licence at the above address

Regards

Pc Mark Lynch 246MD



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//2946/17

Date: 13th April 2017

Re:- Watling Street Brewery Unit1 95 Haymerle Road SE15 6SJ

Dear Sir/Madam

Police are in receipt of an application from the above for a variation to your premises licence for sale of Alcohol for the following opening hours

Fri-Sat- 1200hrs to 0300hrs

The premises are situated in a designated residential area under the current Southwark council licensing policy 2016-2020. The policy states that in a designated residential area the closing time should be 2300hrs and the premises is already generously licenced to sell alcohol outside of these hours being 0000hrs. The hours requested by the applicant relate more to a nightclub establishment which is not appropriate in such areas. I see no exceptional circumstances within the application to deviate from the policy on this occasion

The police object to any variation to the licence.

Kind Regards

PC Mark Lynch 246MD