

<b>Item No.</b> 5.	<b>Classification:</b> Open	<b>Date:</b> 27 September 2017	<b>Meeting Name:</b> Licensing Sub-Committee
<b>Report Title</b>		PJs Pizza, 193 New Kent Road, London SE1 4AG	
<b>Ward(s) of group(s) affected</b>		Chaucer	
<b>From</b>		Strategic Director of Environment and Social Regeneration	

## RECOMMENDATION

1. That the licensing sub-committee considers an application made by Watling Street Brewery Limited for a premises licence to be granted under the Licensing Act 2003 in respect of the premises known as PJs Pizza – 193 New Kent Road, London, SE1 4AG
2. Notes:
  - a) This application forms a new application for a premises licence, submitted under Section 17 of the Licensing Act 2003. The application is subject to representations from responsible authorities and is therefore referred to the sub-committee for determination.
  - b) Paragraphs 8 to 10 of this report provide a summary of the application under consideration by the sub-committee. A copy of the full application is attached as Appendix A.
  - c) Paragraphs 11 to 15 of this report deal with the representations submitted in respect of the application. Copies of the representations submitted responsible authorities are attached to this report in Appendix B, though these have subsequently been conciliated. Representations from other persons are attached at Appendix C. A map showing the location of the premises is attached to this report as Appendix D.
  - d) A copy of the council's approved procedure for hearings of the sub-committee in relation to an application made under the Licensing Act 2003, along with a copy of the hearing regulations, has been circulated to all parties to the meeting.

## BACKGROUND INFORMATION

### The Licensing Act 2003

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

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

## KEY ISSUES FOR CONSIDERATION

### The premises licence application

8. On 1 August 2017 Raheel Choudhary applied to this council for the grant of a premises licence in respect of PJs Pizza – 193 New Kent Road, London, SE1 4AG. The premises are described in the application simply as being:

*"[A] Pizzeria restaurant and take away."*

9. The application and is summarised as follows:

The provision of late night refreshment (both indoors and outdoors):

- Sunday to Thursday 23:00 to 01:30 (the following day)
- Friday and Saturday 23:00 to 04:30 (the following day)

Opening hours

- Sunday to Thursday 09:30 to 01:30 (the following day)
- Friday and Saturday 09:30 to 04:30 (the following day)

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

### Representations from responsible authorities

11. Representations have been submitted by the Metropolitan Police (Licensing Division) and this council's planning authorities. Both representations have subsequently been withdrawn through mediation.
12. The Metropolitan Police Service made a representation is based upon the licensing objectives of the prevention of crime and disorder and the prevention of public nuisance. The author is concerned that the applicant's hours were excessive.

The following conditions have been agreed to be added to the Applicant's Operating Schedule:

1. That a CCTV system be installed at the premises and be maintained in good working order and be continually recording at all times the premises are in use. The CCTV System must be capable of capturing a clear facial image of every person who enters the premises and public areas within the premises;
2. All CCTV footage be kept for a period of 31 days and shall on request be made immediately available to officers of the police and the council;
3. A member of staff should be on duty at all times the premises is open that is trained in the use of the CCTV and able to view and download images to a removable device on request of Police or council officer;
4. Mopeds will not park on the pavement;

The applicant has agreed to amend the opening hours, so that takeaways from the premises would finish at 01:00hrs daily following, however, deliveries would continue on Friday and Saturday until 04:30hrs. Therefore the hours would be amended as follows:

The provision of late night refreshment (indoors):

- Monday to Sunday 23:00 to 01:00 (the following day)

The provision of late night refreshment (outdoors – deliveries only):

- Monday to Sunday 23:00 to 01:00 (the following day)
- Friday and Saturday 23:00 to 04:30 (the following day)

Opening hours to the public

- Monday to Sunday 09:30 to 01:00 (the following day)

The representation is available in Appendix B. The email chain confirming the agreements and withdrawal follow.

13. The representation from Southwark Planning again raises concerns in relation to hours of operation and the proximity of the premises to residential properties. However, upon seeing the agreed times and conditions that the applicant had made with the Police, decided to withdraw their representation.

The representation is also available in Appendix B. The email chain confirming the agreements and withdrawal follow.

### **Representations from other persons**

14. Representations have been received from two other persons, all residents local to the premises. The representations relate to licensing objectives of the prevention of crime and disorder and the prevention of public nuisance. The concerns surround the proximity of the premises to residential properties and the potential for associated nuisance with a licensed premises opening so late. These representations are available in Appendix C.

### **Conciliation**

15. The applicant's legal representative was sent copies of the submitted representations. The representations from the responsible authorities have been

conciliated as above. The representations by local residents remain the applicant as not asked the council to approach the local resident objectors on their behalf.

16. The resident objectors have been written to with the conditions and varied times as agreed with the responsible authorities. At the point that this report was published, no response had been received.

### Premises history

17. The premises has been previously licenced under the name 'Good Man Chinese'. It was granted the provision of late night refreshment until 00:30 every day. This licence was surrendered in March 2010.
18. There is no history of complaints regarding the premises over the last 4 years.

### Map

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

- **Morleys – 161 New Kent Road, SE1 4AG**, licenced for:  
The provision of late night refreshment (indoors)  
Sunday to Thursday                      23:00 to 00:00 (midnight)  
Friday and Saturday                      23:00 to 01:00 (the following day)
- **Maxy's Fried Chicken – 175 New Kent Road, SE1 4AG**, licensed for:  
The provision of late night refreshment (indoors)  
Monday to Saturday                      23:00 to 02:00 (the following day)  
Sunday    23:00 to 01:00 (the following day)
- **Lebanese Grill – 173 New Kent Road, SE1 4AG**, licensed for:  
The provision of late night refreshment (indoors)  
Monday to Saturday                      23:00 to 02:00 (the following day)  
Sunday    23:00 to 01:00 (the following day)
- **La Cabana - 189 New Kent Road, SE1 4AG**, licensed for:  
The sale by retail of alcohol (on sales)  
Monday to Thursday                      11:00 to 01:00 (the following day)  
Friday and Saturday                      11:00 to 02:00 (the following day)  
Sunday    11:00 to 23:30  
  
The provision of late night refreshment (indoors)  
Monday to Thursday                      11:00 to 01:30 (the following day)  
Friday and Saturday                      11:00 to 02:30 (the following day)  
Sunday    11:00 to 00:00 (midnight)  
  
The provision of regulated entertainment in the form of live music, recorded music and the performance of dance (indoors)  
Monday to Thursday                      09:00 to 01:00 (the following day)  
Friday and Saturday                      09:00 to 02:00 (the following day)  
Sunday    09:00 to 23:00
- **Petrol Station (MRH Newington) – 197-211 New Kent Road, SE1 4AG**, licensed for:  
The sale by retail of alcohol (off sales)  
Monday to Sunday                      08:00 to 23:00

The provision of late night refreshment (indoors)  
Monday to Sunday                      23:00 to 05:00 (the following day)

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

20. Council Assembly approved Southwark's statement of licensing policy 2011-14 on 12 October 2011 Council Assembly approved Southwark's Statement of Licensing Policy 2016-20 on 25 November 2015. The policy came into effect on 1 January 2016.
21. Further 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 which 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 which 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 which 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 which provides a guide to the hours of licensed operation that this Authority might consider appropriate by type of premises and (planning) area classification.
  - Section 8 – The Prevention of Crime and Disorder which provides general guidance on the promotion of the first licensing objective
  - Section 9 – Public Safety which provides general guidance on the promotion of the second licensing objective
  - Section 10 – The Prevention of Nuisance which provides general guidance on the promotion of the third licensing objective
  - Section 11 – The Protection of Children from Harm which provides general guidance on the promotion of the fourth licensing objective.
22. 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.
23. Within Southwark's Statement of Licensing Policy, the premises are identified as being outside of a cumulative impact zone and as situated within a residential area. Relevant closing times recommended in the Statement of Licensing Policy for licensed premises in residential areas are as follows:
  - Closing time for restaurants and cafes is 23:00hrs daily
  - Take-aways are not considered appropriate for this area

## **Resource implications**

24. 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 bands D/E.

## **Consultations**

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

## **Community impact statement**

26. 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**

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

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

29. 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.
30. 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.
31. 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**

32. 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.
33. The four licensing objectives are:
  - The prevention of crime and disorder
  - Public safety
  - The prevention of nuisance
  - The protection of children from harm
34. 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.
35. 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.
36. 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**

37. 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**

38. 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.
39. 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**

40. 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.
41. 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.
42. 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.
43. 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.
44. 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.

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



45. 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.
46. 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

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

### 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	Kirty Read Tel: 020 7525 5748

### APPENDICES

Name	Title
Appendix A	Application for a premises licence
Appendix B	Representations submitted by responsible authorities and their subsequent withdrawal communications.
Appendix C	Representations submitted by other persons
Appendix D	Map of the local area

## AUDIT TRAIL

<b>Lead Officer</b>	Deborah Collins, Strategic Director of Environment and Social Regeneration		
<b>Report Author</b>	Andrew Heron, Principal Licensing Officer		
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<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>			
<b>Officer Title</b>	<b>Comments sought</b>	<b>Comments included</b>	
Director of Law and Democracy	Yes	Yes	
Strategic Director of Finance and Governance	No	No	
<b>Cabinet Member</b>	No	No	
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